COMM NE COR, RUN S 2652.09 FT, W
R/W OLD WIRE RD, N 317.25 FT FOR
N 155.40 FT, W 253.38 FT, S 155.

MADDOX PHILIP EUGENE/MADDOX KITTY
122 SW LAGUNA GLN
LAKE CITY, FL 32024

2026

02-5S-16-03421-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

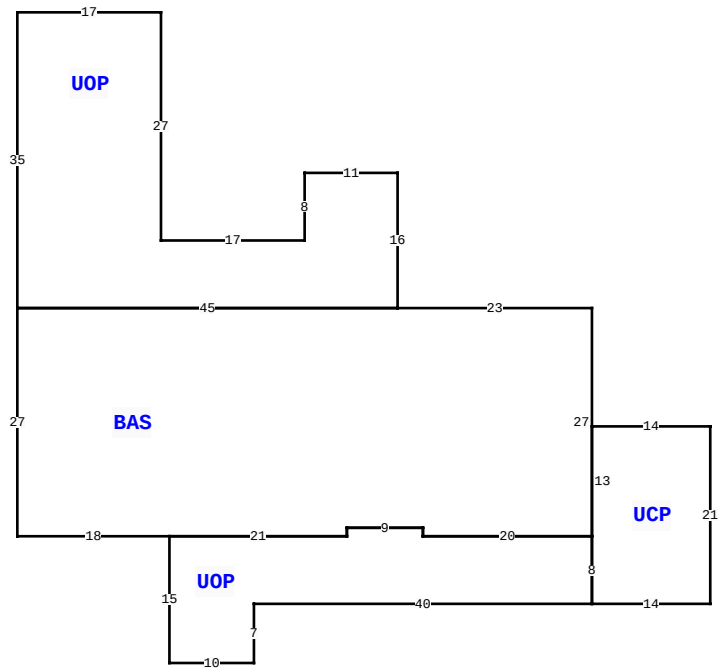
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100		1,827	53,363
UCP	294	20		59	1,723
UOP	479	25		120	3,505
UOP	907	25		227	6,630
TOTALS	3,507			2,233	65,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,233	115.9000	73.02	163,054	1999	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1827 HX Base Yr



122 SW LAGUNA GLN, LAKE CITY

BLD DATE	11/23/1998	ME	LGL DATE		
XF DATE			LAND DATE	04/16/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,222
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		17,854
TOTAL MARKET VALUE		92,776
SOH/AGL Deduction		30,450
ASSESSED VALUE		62,326
TOTAL EXEMPTION VALUE	SX HX HB	62,326
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		92,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,691

XFOB:2:1: MARION MH (2 MH'S CONNECTED AS DW)
XFOB:1:1: MAGNOLIA MH (2 MH'S CONNECTED AS DW)
BLDG:1:1: MAGNOLIA & MARION MH PUT TOGETHER
SALE:1:1: 0.913 ACRES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14719	M H	125	11/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0674/0720	1/23/1989	WD	Q	V	03	3,300

GRANTOR: MADDOX EUGENE
GRANTEE: MADDOX PHILIP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N16 W11 S8 W17 N27 W17 S35 E45$ W45 S27 E18
UOP= S15 E10 N7 E40 N8 W20 N1 W9 S1 W21$ E21 N1 E9 S1 E20
UCP= S8 E14 N21 W14 S13 $ N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	0.91	AC		1.00	1.00	1.09	18,000.00	19,620.00	17,854							

REVIEW DATE 09/11/2019 BY KR Total Acres: 0.91 Total Land Value: 17,854 Market: 0 Agricultural: 0 Common: 17,854 PRINTED 05/08/2026 BY SYS