COMM NE COR SEC, RUN S 2652.09 F
FT FOR POB, RUN W 331.33 FT, N 4
E 331.42 FT, S 472.87 FT TO POB.

MADDOX PHILIP E III
122 SW LAGUNA GLN
LAKE CITY, FL 32024

2027

02-5S-16-03423-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

204 SW LAGUNA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,075
TOTAL LAND VALUE - MARKET	20,400
TOTAL MARKET VALUE	22,475
SOH/AGL Deduction	3,421
ASSESSED VALUE	19,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,054
TOTAL JUST VALUE	22,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14279	M H	125	07/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/605	4/12/2022	WD	U	I	11	100
GRANTOR: MADDOX PHILIP EUGENE						
GRANTEE: MADDOX PHILIP E III						
1278/1697	7/31/2014	WD	U	I	30	100
GRANTOR: DOLLIE MADDOX						
GRANTEE: DOLLIX MADDOX & PHI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,075

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.36	AC		1.00	1.00	1.00	15,000.00	15,000.00	20,400							

REVIEW DATE 02/17/2026 BY AJ — Total Acres: 1.36 — Total Land Value: 20,400 — Market: 0 — Agricultural: 0 — Common: 20,400 — PRINTED 11/17/2026 BY SYS