COMM NE COR, RUN S 2652.09 FT, W FOR POB, RUN W 151.33 FT, N 473. FT, S 228.57 FT, E 91.08 FT, S 1

MADDOX PHILLIP E III
210 SW LAGUNA GLN
LAKE CITY, FL 32024

2027

02-5S-16-03423-001

BUILDING CHARACTERISTICS

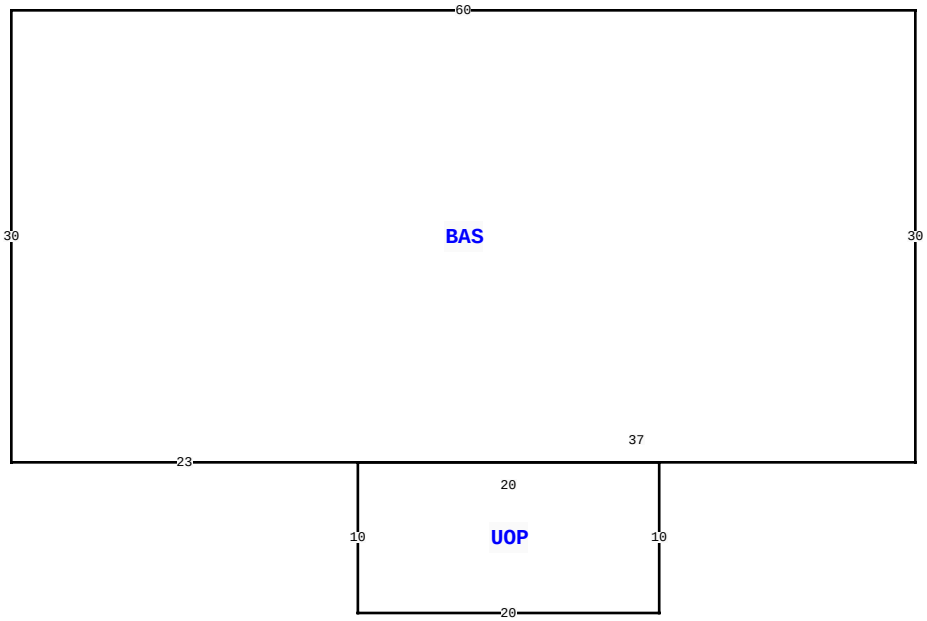
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,800	100		1,800	106,712
UOP	200	25		50	2,965
TOTALS	2,000			1,850	109,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,850	115.9000	107.79	199,412	2007	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1800 HX Base Yr 2007



210 SW LAGUNA GLN, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,677
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	15,150
TOTAL MARKET VALUE	134,727
SOH/AGL Deduction	52,628
ASSESSED VALUE	82,099
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	30,688
TOTAL JUST VALUE	134,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25158	M H	543	10/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
0124/2024	1/26/2012	WD	U	I	11	100
GRANTOR: EUGENE & DOLLIE MADDO						
GRANTEE: PHILLIP E MADDOX II						
1098/1136	10/03/2006	WD	Q	V	06	14,000
GRANTOR: EUGENE & DOLLIE MADDO						
GRANTEE: PHILLIP E MADDOX II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E23 UOP= S10 E20 N10 W20$ E37 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							

REVIEW DATE 02/17/2026 BY AJ Total Acres: 1.01 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/17/2026 BY SYS