

COMM NE COR, RUN S 2652.09 FT, W
FOR POB, CONT W 331.33 FT, N 474
E 331.42 FT, S 473.47 FT TO POB.

MCLAUGHLIN ROBERT C JR
4667 NW 59TH WAY
CORAL SPRINGS, FL 33067

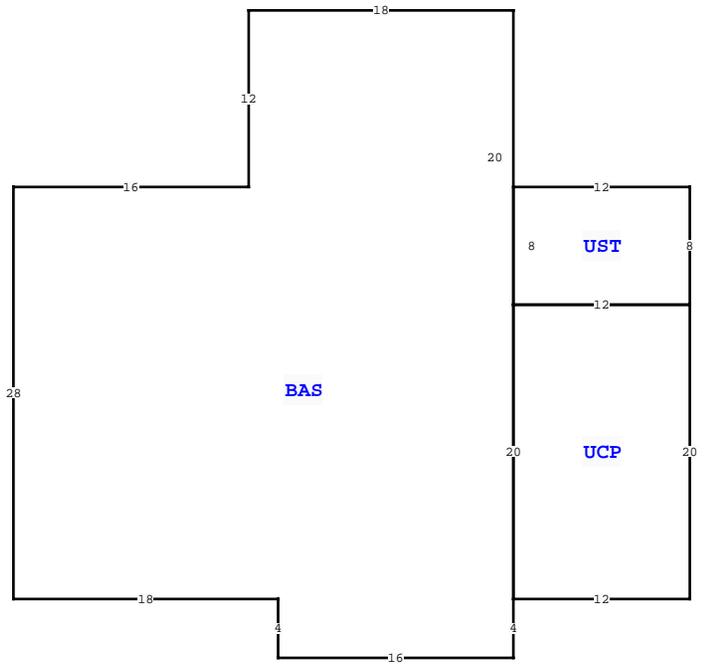
2026

02-5S-16-03424-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,232	100	
UCP	240	20	
UST	96	45	
TOTALS	1,568		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,323	64.8000	73.87	97,730	1968	1968	0	0	40	35.00	25.00		
1 SINGLE FAM 0% - 0 Heated Area: 1232 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	24,432		
TOTAL MARKET OB/XF VALUE	4,866		
TOTAL LAND VALUE - MARKET	43,200		
TOTAL MARKET VALUE	72,498		
SOH/AGL Deduction	5,099		
ASSESSED VALUE	67,399		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	67,399		
TOTAL JUST VALUE	72,498		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	61,272		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11543	M H	125	08/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1461	10/24/2014	PB	U	I	18	0
GRANTOR: BARBARA E MCLAUGHLIN						
GRANTEE: ROBERT C MCLAUGHLIN						
1282/1389	10/03/2014	PB	U	I	18	0
GRANTOR: BARBARA E MCLAUGHLIN						
GRANTEE: ROBERT C MCLAUGHLIN						

EXTRA FEATURES																	
L N	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	10	11	110.00	UT	7.50	7.50	35	1993	1993	3	35	289	
2	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	70	1993	1993	3	70	1,008	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	0	8	8	64.00	UT	2.00	2.00	100	1993	1993	3	100	128	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	70	1993	1993	3	70	280	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	161	

TOTAL OB/XF														4,866
216 SW LAGUNA GLN, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/21/2026 MLU														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W18 S12 W16 S28 E18 S4 E16 N4 UCP= E12 N20 W12 S20 \$N20													
UST= E12 N8 W12 S8\$ N20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	3.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	43,200							