COMM NE COR, RUN S 2652.09 FT, W
POB, CONT W 331.33 FT, N 474.66
S 474.06 FT TO POB.

MACY JOSHUA
294 SW LAGUNA GLN
LAKE CITY, FL 32024

2027

02-5S-16-03425-000

BUILDING CHARACTERISTICS

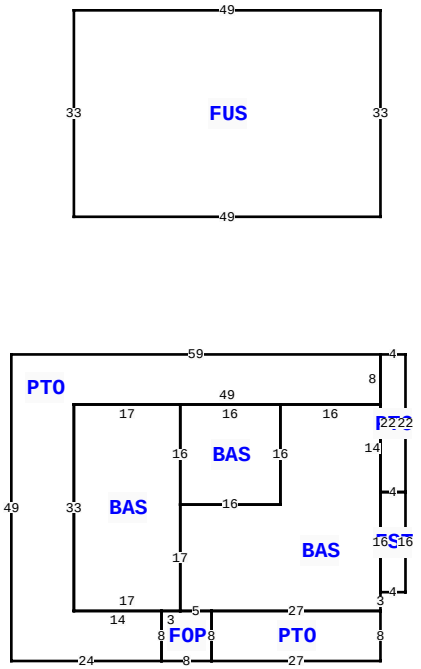
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	22,454
BAS	561	100		561	49,206
BAS	800	100		800	70,169
FOP	64	30		19	1,667
FST	64	55		35	3,070
FUS	1,617	100		1,617	141,829
PTO	88	5		4	351
PTO	216	5		11	965
PTO	994	5		50	4,386
TOTALS	4,660			3,353	294,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,353	122.6726	134.94	452,454	1968	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 3234 HX Base Yr 2020



294 SW LAGUNA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
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	0294	SHED WOOD/	0	100	21	13	273.00	UT	2.00	2.00	100	0	0	3	100	546	
2	0280	POOL R/CON	0	100	17	36	612.00	UT	70.00	70.00	100	2000	2000	3	40	17,136	
3	0166	CONC,PAVMT	0	100	0	0	3,747.00	UT	1.50	1.50	100	2000	2000	3	100	5,621	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,095
TOTAL MARKET OB/XF VALUE		26,703
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		363,998
SOH/AGL Deduction		92,913
ASSESSED VALUE		271,085
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		214,674
TOTAL JUST VALUE		363,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17023	POOL	100	05/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1281	4/30/2019	WD	Q	I	01	237,000
GRANTOR: GILLIAN I FRANCIS						
GRANTEE: JOSHUA MACY						
1291/1139	3/08/2015	QC	U	I	11	100
GRANTOR: PETER FRANCIS						
GRANTEE: GILLIAN FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N8 W59 S49 E24 N8 W14 N33 E49$ BAS= W16 BAS= W16 S16 E16 N16$ S16 W16 BAS= N16 W17 S33 E17 N17$ S17 FOP= W3 S8 E8 N8 W5$ E5 PTO= S8 E27 N8 W27$ E27 N3 FST= E4 N16 W4 S16$ N16 PTO= E4 N22 W4 S22$N14$ PTR= N30 FUS= N33 W49 S33 E49$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 26,703

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	0100	C	SFR	100		A-1	0.00	0.00	3.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	43,200							

REVIEW DATE 02/17/2026 BY AJ Total Acres: 3.60 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/17/2026 BY SYS