

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

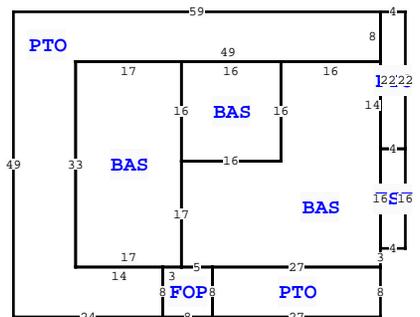
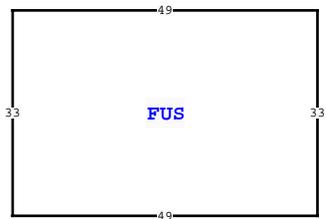
MACY JOSHUA
 294 SW LAGUNA GLN
 LAKE CITY, FL 32024

2026

02-5S-16-03425-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	2516.00 1.00/

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	139.85	468,917	1968	1985		0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 3234 HX Base Yr 2020												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	23,271
BAS	561	100		561	50,996
BAS	800	100		800	72,722
FOP	64	30		19	1,727
FST	64	55		35	3,182
FUS	1,617	100		1,617	146,989
PTO	88	5		4	363
PTO	216	5		11	1,000
PTO	994	5		50	4,545
TOTALS	4,660			3,353	304,796

294 SW LAGUNA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	21	13	273.00	UT	2.00	2.00	100
2	0280	POOL R/CON	0	100	17	36	612.00	UT	70.00	70.00	100
3	0166	CONC, PAVMT	0	100	0	0	3,747.00	UT	1.50	1.50	100
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			304,796
TOTAL MARKET OB/XF VALUE			23,803
TOTAL LAND VALUE - MARKET			43,200
TOTAL MARKET VALUE			371,799
SOH/AGL Deduction			111,510
ASSESSED VALUE			260,289
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			203,878
TOTAL JUST VALUE			371,799
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,638

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