

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

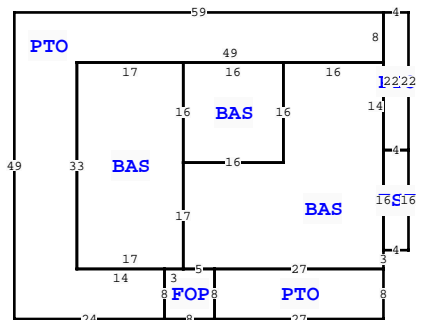
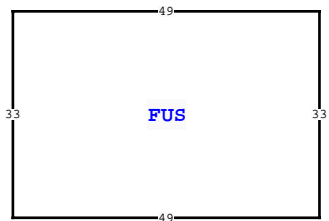
MACY JOSHUA  
 294 SW LAGUNA GLN  
 LAKE CITY, FL 32024

**2026**

02-5S-16-03425-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
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.	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
BAS	256	100	
BAS	561	100	
BAS	800	100	
FOP	64	30	
FST	64	55	
FUS	1,617	100	
PTO	88	5	
PTO	216	5	
PTO	994	5	
TOTALS	4,660		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		460,669	1968	1985	0	0	0	35.00
				Heated Area: 3234			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		299,435	
TOTAL MARKET OB/XF VALUE		26,703	
TOTAL LAND VALUE - MARKET		43,200	
TOTAL MARKET VALUE		369,338	
SOH/AGL Deduction		106,149	
ASSESSED VALUE		263,189	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		206,778	
TOTAL JUST VALUE		369,338	
NCON VALUE		2,900	
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

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

LAND DESCRIPTION																								
TOTAL OB/XF 26,703																								
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							