LOT 8 COUNTRY LANDINGS S/D.

820-229, WD 1032-755, WD 1075-17

LAGONI WILLIAM A & SUSAN L REVOCABLE TRUST
267 SW CHALLENGER LN
LAKE CITY, FL 32025

2027

07-4S-17-08106-108

BUILDING CHARACTERISTICS

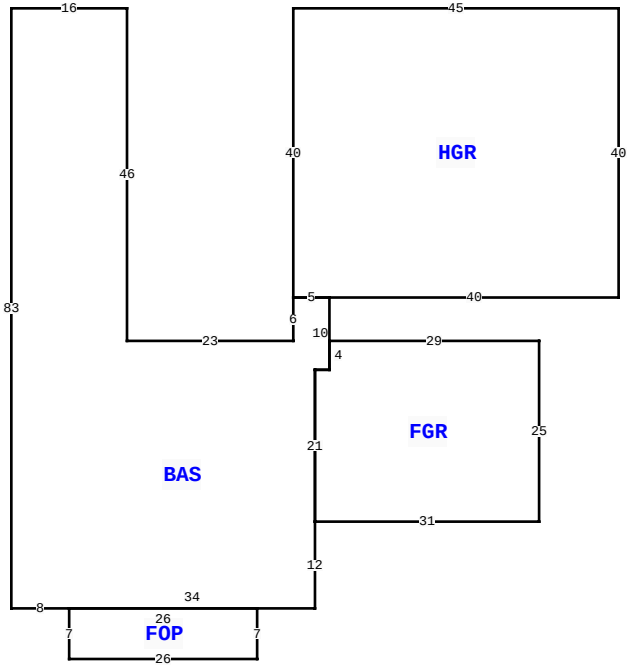
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100		2,328	273,596
FGR	767	55		422	49,595
FOP	182	30		55	6,464
HGR	1,800	45		810	95,195
TOTALS	5,077			3,615	424,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,615	127.1864	139.91	505,775	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2328 HX Base Yr 2025



267 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		424,851
TOTAL MARKET OB/XF VALUE		22,794
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		482,645
SOH/AGL Deduction		147,379
ASSESSED VALUE		335,266
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,855
TOTAL JUST VALUE		482,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049458	Roof Replacement	43,500	03/19/2024
27705	POOL ENCL	75	03/24/2009
27243	POOL	200	08/06/2008
26570	SFR	944	01/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/2452	1/20/2021	QC	U	I	11	100
GRANTOR: LAGONI WILLIAM A						
GRANTEE: LAGONI WILLIAM A &						
1428/2428	1/20/2021	QC	U	I	11	100
GRANTOR: LAGONI WILLIAM A						
GRANTEE: LAGONI WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N46 W16 S83 E8 FOP= S7 E26 N7 W26$ E34 N12 FGR= E31 N25 W29 S4 W2 S21$ N21 E2 N10 HGR= E40 N40 W45 S40 E5$ W5 S6$.

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	0166	CONC,PAVMT	0	100	0	0	1,383.00	UT	2.50	2.50	100	2009	2009	3	100	3,458	
2	0280	POOL R/CON	0	100	0	0	288.00	UT	70.00	70.00	100	2009	2009	3	61	12,298	
3	0282	POOL ENCL	0	100	0	0	1,173.00	UT	15.00	15.00	100	2009	2009	3	40	7,038	

LAND DESCRIPTION

TOTAL OB/XF 22,794

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		RSF-1	116.00	187.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/16/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS