

COMM AT NW COR LOT 2 BLK 8
 LAKESIDE HEIGHTS, RUN S 86 DG
 E 154.53 FT TO W R/W US-441,

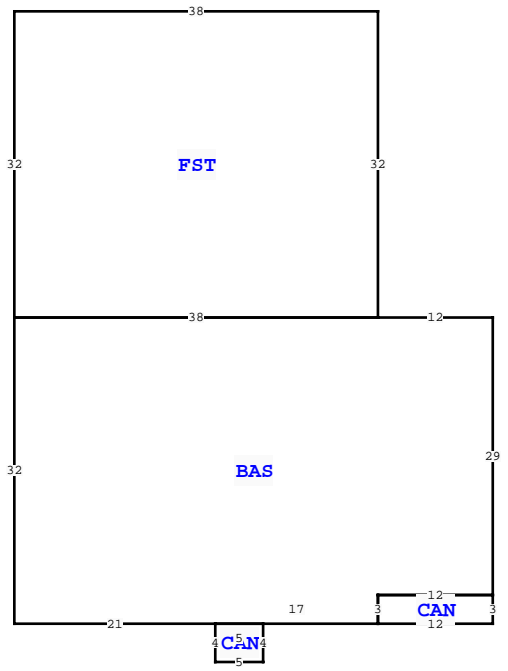
HAGLER LUCINDA W
 P O BOX 851
 LAKE CITY, FL 32056

2026

08-4S-17-08252-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	2,189	103.5006	76.59	167,656	1948	1975	0	0	50.00	50.00		
1 OFFICE LOW 0% - 0				Heated Area: 1564				HX Base Yr					



Quality	04	04			
DOR CODE	1900 PROFESS SVC/BLD				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	8417.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100		1,564	59,894
CAN	20	30		6	230
CAN	36	30		11	421
FST	1,216	50		608	23,284
TOTALS	2,836			2,189	83,828

2418 S MARION AVE, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	3,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,500	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 10,700

LAND DESCRIPTION														TOTAL OB/XF 10,700										
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	1900	C	PROF BLDG	0			0.00	0.00	2.00	LT		1.00	1.00	1.25	22,500.00	28,125.00	56,250							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		83,828	
TOTAL MARKET OB/XF VALUE		10,700	
TOTAL LAND VALUE - MARKET		56,250	
TOTAL MARKET VALUE		150,778	
SOH/AGL Deduction		0	
ASSESSED VALUE		150,778	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		150,778	
TOTAL JUST VALUE		150,778	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053028	Generator		05/06/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V /	RSN CD	SALE PRICE
1076/1115	2/08/2006	WD Q	Q	V	06	100

GRANTOR: DOUGLAS S HAGLER
 GRANTEE: LUCINDA W HAGLER

BUILDING DIMENSIONS	
BAS= E21 CAN= S4 E5 N4 W5\$ E17 CAN= E12 N3 W12S3\$ N3 E12 N29 W12 FST= N32 W38 S32 E38\$ W38 S32\$.	

BUILDING NOTES	