

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

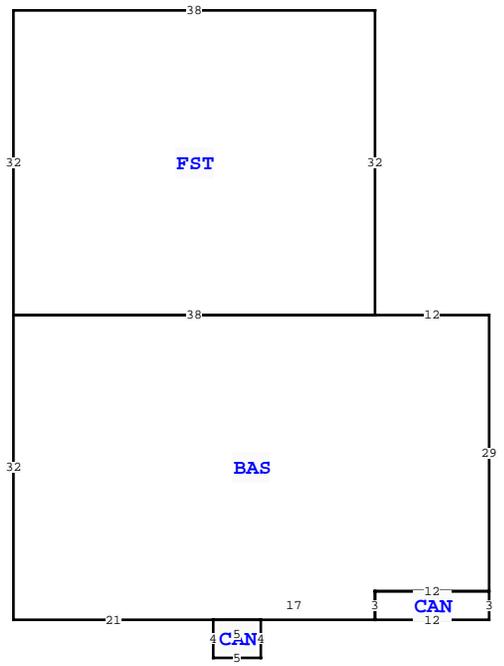
HAGLER LUCINDA W
 P O BOX 851
 LAKE CITY, FL 32056

2026

08-4S-17-08252-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
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	78.66	172,187	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				
MAP NUM	8417.0300				
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	61,512
CAN	20	30		6	236
CAN	36	30		11	433
FST	1,216	50		608	23,913
TOTALS	2,836			2,189	86,094

2418 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	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	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			86,094
TOTAL MARKET OB/XF VALUE			10,700
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			153,044
SOH/AGL Deduction			0
ASSESSED VALUE			153,044
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,044
TOTAL JUST VALUE			153,044
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 NOTES	

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\$.	

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							