

LOT 3 BLOCK 8 & BEG AT NW COR OF 152.8 FT TO NE COR, S 10 FT, NW 1 TO POB & BEG AT NW COR OF LOT 2,

HAGLER DOUGLAS/HAGLER LUCINDA  
P O BOX 851  
LAKE CITY, FL 32056

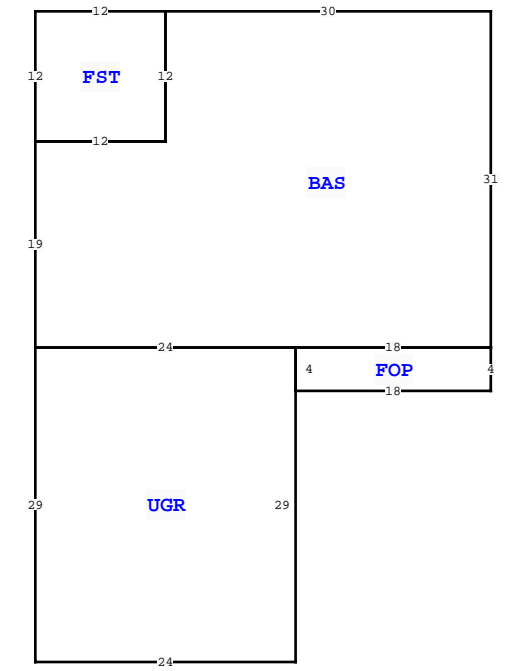
**2026**

08-4S-17-08253-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,572	119.3400	133.66	210,114	1964	1978	0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			136,574
TOTAL MARKET OB/XF VALUE			2,150
TOTAL LAND VALUE - MARKET			27,056
TOTAL MARKET VALUE			165,780
SOH/AGL Deduction			0
ASSESSED VALUE			165,780
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,780
TOTAL JUST VALUE			165,780
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,780



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
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	1,158	100		1,158	100,606
FOP	72	30		22	1,912
FST	144	55		79	6,863
UGR	696	45		313	27,193
TOTALS	2,070			1,572	136,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0691/0141	7/12/1989	WD	Q	I		50,000
GRANTOR: PROCTOR/LOWE						
GRANTEE: HAGLER						

2400 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	0	0	3	100	550	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

BUILDING NOTES																		

BUILDING DIMENSIONS													
BAS= W30 FST= W12 S12 E12 N12\$ S12 W12 S19 UGR= S29 E24N29 W24\$ E24 FOP= S4 E18 N4 W18\$ E18 N31\$.													

LAND DESCRIPTION														TOTAL OB/XF										2,150				
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	0			0.00	0.00	1.17	LT		1.00	1.00	1.25	18,500.00	23,125.00	27,056											