LOTS 9, 10, 11, 12, 13, 14 &
15 BLOCK 15 LAKESIDE HEIGHTS
S/D. & COMM NW COR LOT 10

ZAGATA JUSTIN/ZAGATA ERIC
282 SW MARYLAND LN
LAKE CITY, FL 32025-0053

2027

08-4S-17-08286-000

BUILDING CHARACTERISTICS

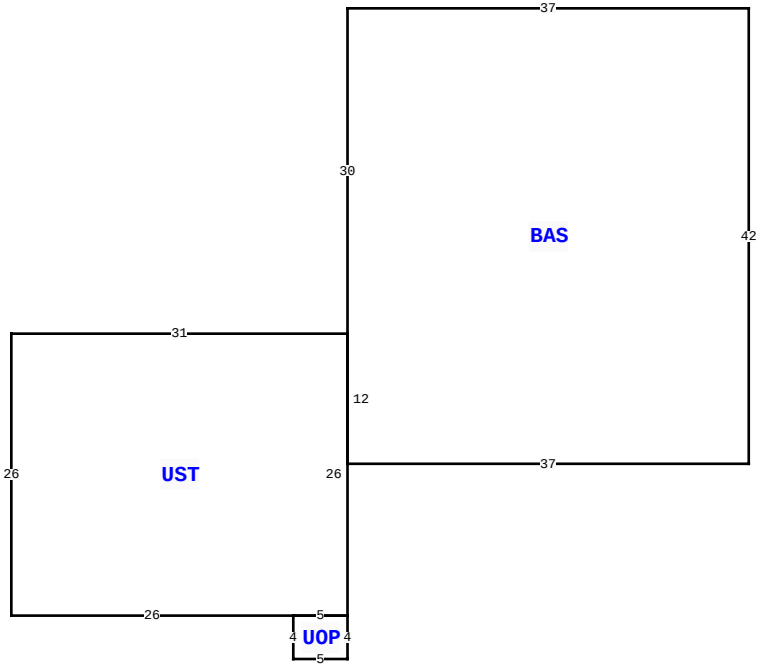
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0148	SFRES/WAREHOUSE/STRG
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	1,554	100		1,554	58,263
UOP	20	20		4	150
UST	806	45		363	13,610
TOTALS	2,380			1,921	72,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	52.4382	57.68	110,803	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1554 HX Base Yr 2017



2433 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0060	CARPORT F	0	100	20	30	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
2	0060	CARPORT F	0	100	20	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,500.00	2,500.00	50	1997	1997	3	50	1,250	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	3,850.00	3,850.00	50	1997	1997	3	50	1,925	
5	0166	CONC,PAVMT	0	100	9	90	810.00	UT	1.50	1.50	50	2000	2000	3	50	608	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,855
TOTAL MARKET OB/XF VALUE		6,483
TOTAL LAND VALUE - MARKET		112,700
TOTAL MARKET VALUE		261,038
SOH/AGL Deduction		23,075
ASSESSED VALUE		237,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,552
TOTAL JUST VALUE		261,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,349

PRMT:1:1: MECHANIC SHOP

XFOB:2:1: OUT BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16900	COMMERCIAL	150	04/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0942	8/21/2013	WD	U	I	18	110,000
GRANTOR: TD BANK N A						
GRANTEE: JUSTIN & ERIC ZAGAT						
1228/1557	1/11/2012	CT	U	I	18	161,000
GRANTOR: CLERK OF COURT (SOUTH						
GRANTEE: TD BANK N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S30 UST= W31 S26 E26 UOP= S4 E5 N4 W5$ E5 N26$S12 E37 N42$.

LAND DESCRIPTION

TOTAL OB/XF 6,483

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		CG	0.00	0.00	33,105.60	SF		1.00	1.00	0.75	2.25	1.69	55,866							
2	1020	C	COMM HWY	0		CG	0.00	0.00	33,679.33	SF		1.00	1.00	0.75	2.25	1.69	56,834							

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.53 Total Land Value: 112,700 Market: 0 Agricultural: 0 Common: 112,700 PRINTED 11/17/2026 BY SYS

LOTS 9, 10, 11, 12, 13, 14 &
15 BLOCK 15 LAKESIDE HEIGHTS
S/D. & COMM NW COR LOT 10

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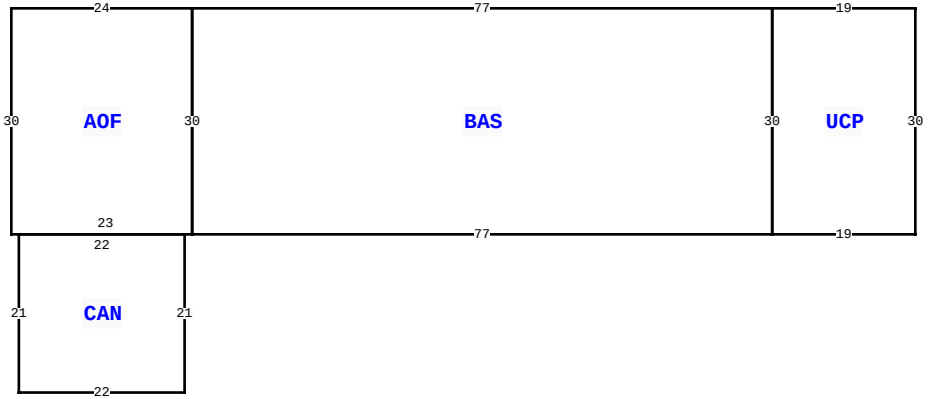
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0148	SFRES/WAREHOUSE/STRG
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
AOF	720	150		1,080	20,384
BAS	2,310	100		2,310	43,599
CAN	462	30		139	2,624
UCP	570	30		171	3,227
TOTALS	4,062			3,700	69,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,700	74.1312	28.17	104,229	2000	2000	0	0	0	33.00	67.00

2 PREF M B A 0% - 2017 Heated Area: 3030 HX Base Yr 2017



2433 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.53 Total Land Value: 112,700 Market: 0 Agricultural: 0 Common: 112,700 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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1228/1557	1/11/2012	CT	U	I	18	161,000
GRANTOR: CLERK OF COURT (SOUTH						
GRANTEE: TD BANK N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 AOF= W24 S30 E1 CAN= S21 E22 N21 W22$ E23 N30$ S30 E77 UCP= E19 N30 W19 S30$ N30$.