

LOTS 16 & 17 BLOCK 15 LAKESIDE H
ALSO THAT PART OF A CLOSED ALLEY
TO THE ABOVE DESC'D LOTS.

ZAGATA ERIC/ZAGATA JUSTIN
262 SW MARYLAND LN
LAKE CITY, FL 32025

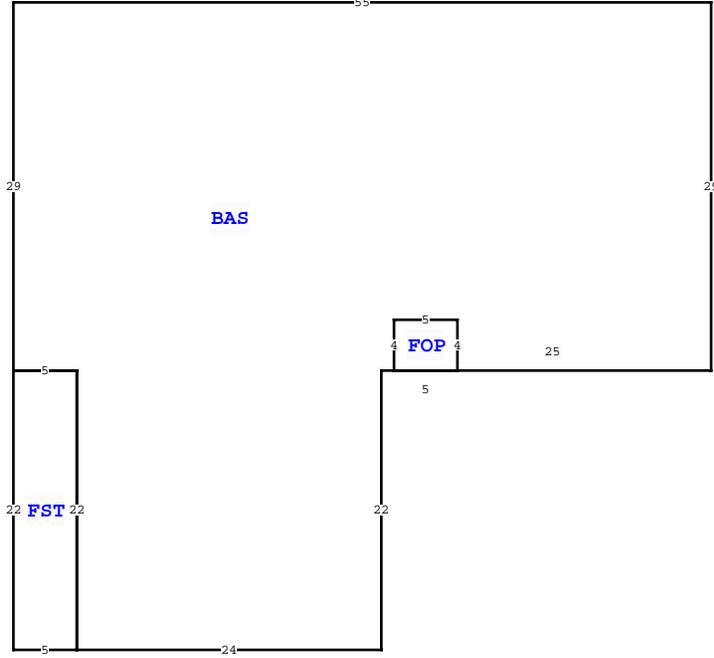
2026

08-4S-17-08287-000



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	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		
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	2,123	100		2,123	175,958
FOP	20	30		6	497
FST	110	55		60	4,973
TOTALS	2,253			2,189	181,427

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 2123 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		181,427		
TOTAL MARKET OB/XF VALUE		2,640		
TOTAL LAND VALUE - MARKET		37,000		
TOTAL MARKET VALUE		221,067		
SOH/AGL Deduction		0		
ASSESSED VALUE		221,067		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		221,067		
TOTAL JUST VALUE		221,067		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		223,859		

SALE:1:1: LOTS 16 & 17 BLOCK 15

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2085	4/30/2024	LE	U	I	14	100
GRANTOR: MOORADIAN TERRY W						
GRANTEE: MOORADIAN TERRY W (
1417/2371	8/07/2020	PR	U	I	19	0
GRANTOR: KEITH H JOHNSON PR/ES						
GRANTEE: TERRY W MOORADIAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	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	1993	1993	3	100	800	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
TOTAL OB/XF																2,640	

BUILDING DIMENSIONS
BAS= W55 S29 FST= E5 S22 W5 N22 \$ E5 S22 E24 N22 E1 FOP= N4 E5 S4 W5\$ E25 N29\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							