BEG NW COR OF NE1/4, E 1627.29 F
TO N R/W LEE DAIRY RD, RUN W 119
CONT W 1510.49 FT, TO W LINE OF

HOLLNAGEL JAMES R
309 SW DAIRY ST
LAKE CITY, FL 32024

2027

09-5S-16-03496-102

BUILDING CHARACTERISTICS

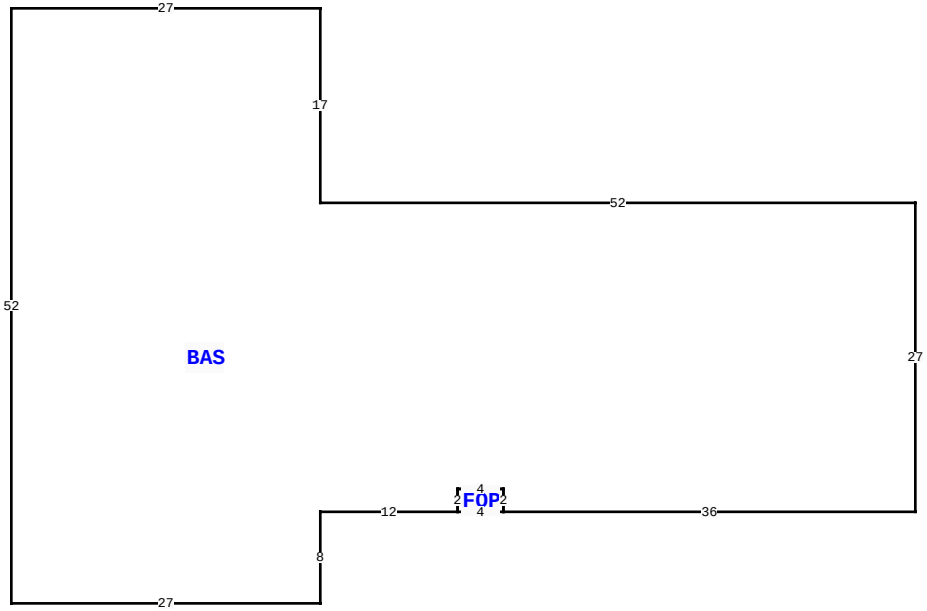
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	156,341
FOP	8	30		2	112
TOTALS	2,808			2,802	156,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,802	108.0000	101.52	284,459	2002	2002	0	0	0	45.00	55.00

3 MODULAR 1 100% - 2005 Heated Area: 2800 HX Base Yr 2005



309 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,863
TOTAL MARKET OB/XF VALUE		21,421
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		296,379
SOH/AGL Deduction		87,308
ASSESSED VALUE		209,071
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,660
TOTAL JUST VALUE		296,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054950	Electrical Servic		02/04/2026
000054868	Right-of-Way Acce		01/22/2026
000045269	Roof Replacement	9,000	08/24/2022
34097	M H	375	05/27/2016
19226	M H	125	02/13/2002
16302	M H	125	11/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0497	12/19/2017	WD	U	I	11	0
GRANTOR: JENNIFER T HOLLNAGEL						
GRANTEE: JAMES HOLLNAGEL SR						
1032/0242	10/25/2004	WD	U	I	08	142,400
GRANTOR: COUNTRYWIDE						
GRANTEE: HOLLNAGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 N17 W27 S52 E27 N8 E12 FOP= E4 N2 W4 S2$ N2 E4 S2 E36 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0210	GARAGE U	0	100	16	32	512.00	UT	10.00	10.00	75	2006	2006	3	75	3,840	
3	0166	CONC,PAVMT	0	100	6	19	152.00	UT	3.00	3.00	100	2006	2006	3	100	456	
4	9946	Well	0	0	0	0	2.00	UT	4,000.00	4,000.00	100			3	100	8,000	
5	0060	CARPORT F	0	100	18	25	450.00	UT	2.50	2.50	100	2006	2006	3	100	1,125	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 21,421

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		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 11/18/2022 BY JS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/17/2026 BY SYS

BEG NW COR OF NE1/4, E 1627.29 F
TO N R/W LEE DAIRY RD, RUN W 119
CONT W 1510.49 FT, TO W LINE OF

HOLLNAGEL JAMES R
309 SW DAIRY ST
LAKE CITY, FL 32024

2027

09-5S-16-03496-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0102 SFRES/MOBILE HOME

MAP NUM | MKT AREA 01

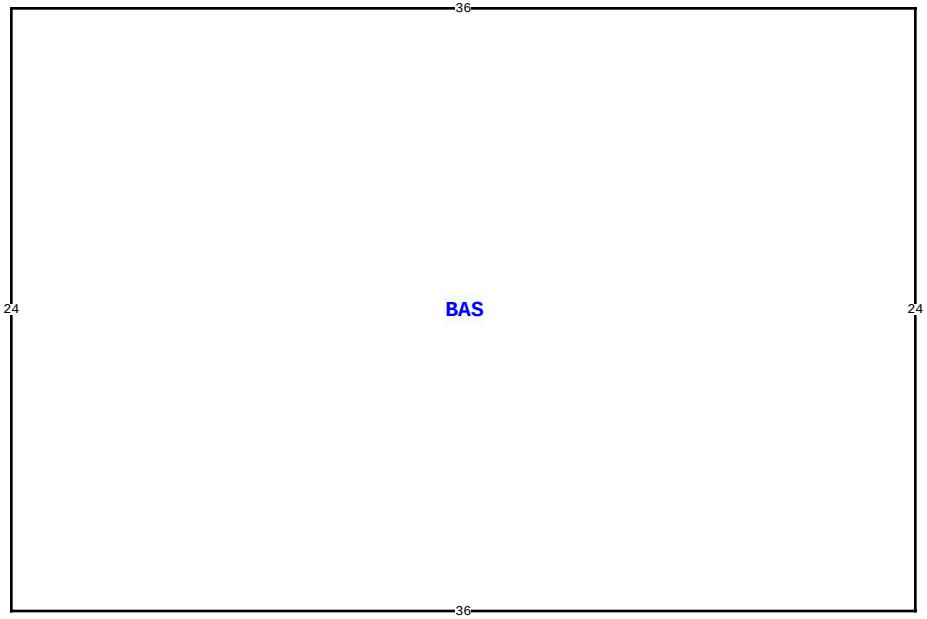
NEIGHBORHOOD/LOC 9516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	23,411
TOTALS	864			864	23,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	112.9000	67.74	58,527	1999	1999	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2005 Heated Area: 864 HX Base Yr 2005



309 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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BASE TAXABLE VALUE		157,660
TOTAL JUST VALUE		296,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7299	M H	60	06/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0497	12/19/2017	WD	U	I	11	0
GRANTOR: JENNIFER T HOLLNAGEL						
GRANTEE: JAMES HOLLNAGEL SR						
1032/0242	10/25/2004	WD	U	I	08	142,400
GRANTOR: COUNTRYWIDE						
GRANTEE: HOLLNAGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

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 11/18/2022 BY JS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/17/2026 BY SYS