

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

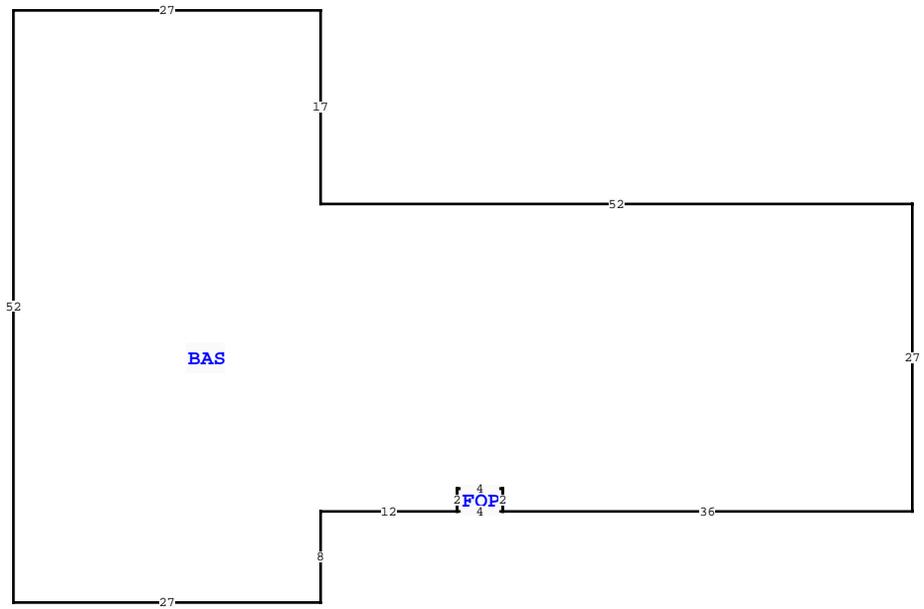
HOLLNAGEL JAMES R  
309 SW DAIRY ST  
LAKE CITY, FL 32024

2026

09-5S-16-03496-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	2,800	100	
FOP	8	30	
TOTALS	2,808		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MODULAR	1	100%	-	2005						
Heated Area: 2800						HX Base Yr 2005					



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			95,978
ASSESSED VALUE			200,401
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			148,990
TOTAL JUST VALUE			296,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,046

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

EXTRA FEATURES		309 SW DAIRY ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0210	GARAGE U	10.00
3	0166	CONC,PAVMT	3.00
4	9946	Well	4,000.00
5	0060	CARPORT F	2.50
6	9947	Septic	3,000.00
7	0070	CARPORT UF	0.00
8	0294	SHED WOOD/	0.00
9	0294	SHED WOOD/	0.00

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

BUILDING NOTES	

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

LAND DESCRIPTION		TOTAL OB/XF 21,421																						
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	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							

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

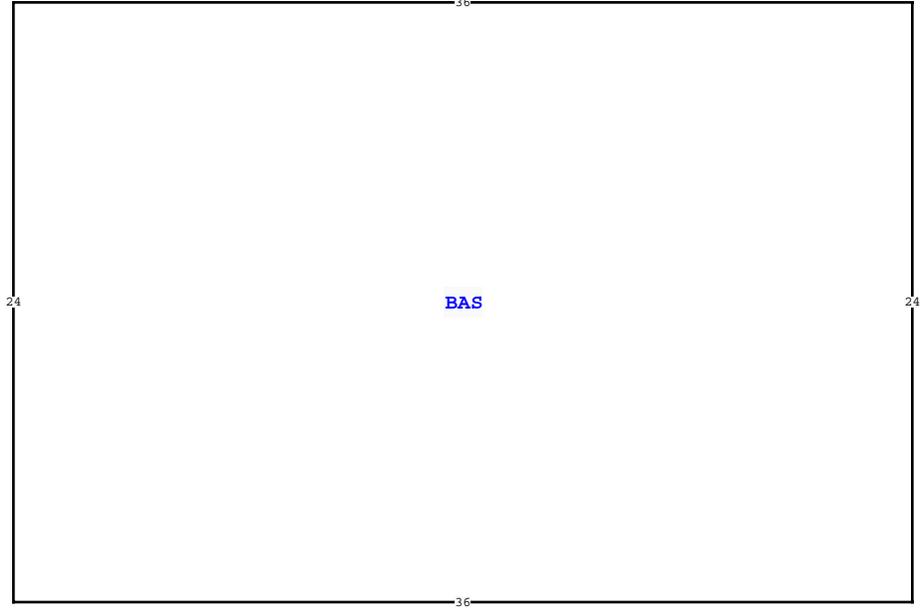
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309 SW DAIRY ST  
LAKE CITY, FL 32024

**2026**

09-5S-16-03496-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	864	100	
TOTALS	864		23,411

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MOBILE HME	0%	- 2005		58,527	1999	1999	0	0	60.00	40.00
				Heated Area: 864			HX Base Yr 2005				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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Tax Group: 3	Tax Dist:		
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ASSESSED VALUE			200,401
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			148,990
TOTAL JUST VALUE			296,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,046

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W36 S24 E36 N24\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV