COMM AT SE COR OF SE1/4 OF SW 1/
W 113.85 FT, FOR POB, CONT W 344
FT TO S R/W OF CR 240, E ALONG R

MACY JOSHUA
294 SW LAGUNA GLN
LAKE CITY, FL 32024

**2027**

**12-5S-16-03591-000**

## BUILDING CHARACTERISTICS

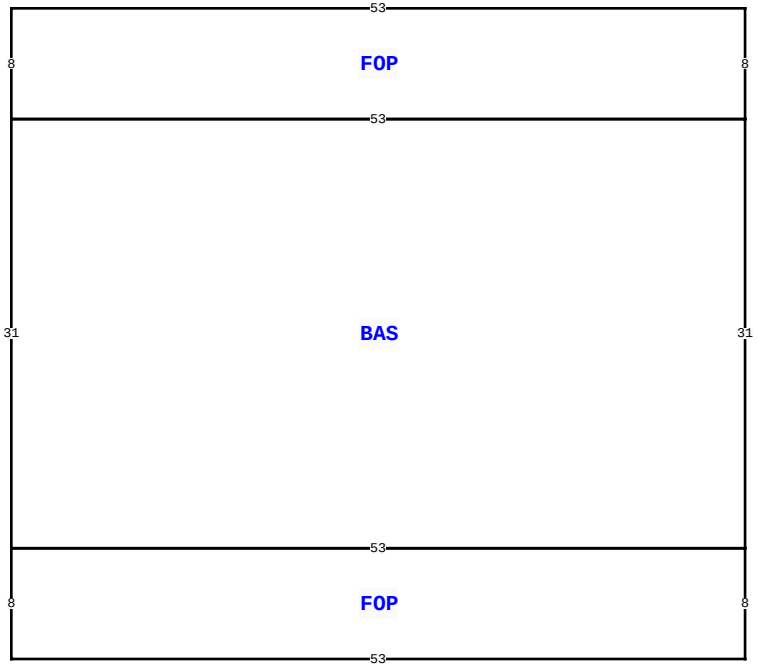
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 12516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,643 | 100 | | 1,643 | 195,188 |
| FOP | 424 | 30 | | 127 | 15,088 |
| FOP | 424 | 30 | | 127 | 15,088 |
| TOTALS | 2,491 | | | 1,897 | 225,364 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,897 | 120.0000 | 132.00 | 250,404 | 2001 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1643 HX Base Yr




4190 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 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 | 0210 | GARAGE U | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 11,000 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 225,364 |
| TOTAL MARKET OB/XF VALUE | 12,500 |
| TOTAL LAND VALUE - MARKET | 37,920 |
| TOTAL MARKET VALUE | 275,784 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 275,784 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 275,784 |
| TOTAL JUST VALUE | 275,784 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 279,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17414 | SFR | 265 | 09/12/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/700 | 7/22/2026 | QC | U | I | 11 | 100 |
| GRANTOR: MACY JOSHUA | | | | | | |
| GRANTEE: MACY JOSHUA | | | | | | |
| 1493/579 | 6/14/2023 | WD | Q | I | 01 | 336,000 |
| GRANTOR: SZYMANSKI DANIEL | | | | | | |
| GRANTEE: MACY JOSHUA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N31 FOP= N8 W53 S8 E53$ W53 S31 FOP= S8 E53 N8 W53$ E53$.

## LAND DESCRIPTION

TOTAL OB/XF 12,500

| 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 | 0 | | A-1 | 0.00 | 0.00 | 3.16 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 37,920 | | | | | | | |

REVIEW DATE 10/10/2023 BY TP Total Acres: 3.16 Total Land Value: 37,920 Market: 0 Agricultural: 0 Common: 37,920 PRINTED 11/17/2026 BY SYS