COMM SE COR OF SW1/4 OF SE1/4 OF
237.40 FT FOR POB, RUN N 208.79
FT, S 208.73 FT, E 208.75 FT TO

TANNER CAGNEY/TANNER SHELBY
294 SE GOLF CLUN AVE
LAKE CITY, FL 32025

2027

21-3S-17-05525-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

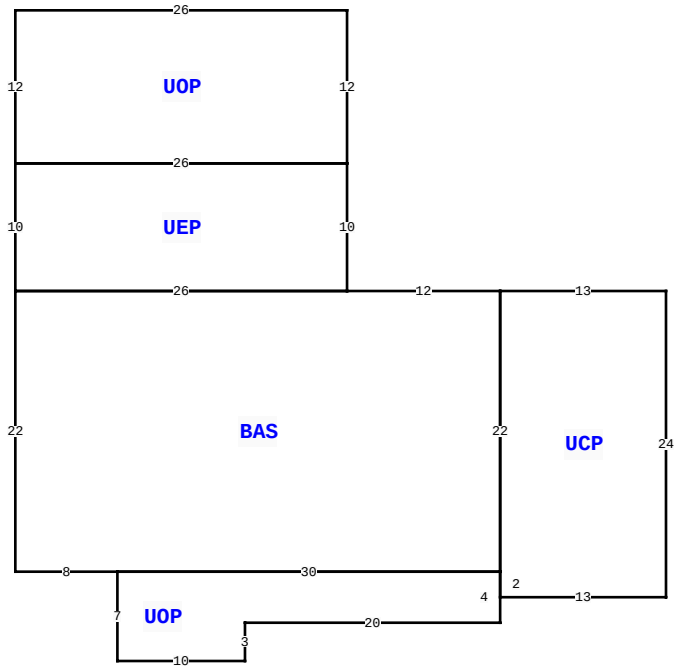
NEIGHBORHOOD/LOC 21317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100		836	42,418
UCP	312	20		62	3,146
UEP	260	60		156	7,915
UOP	150	20		30	1,522
UOP	312	20		62	3,146
TOTALS	1,870			1,146	58,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	70.9614	78.06	89,457	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 836 HX Base Yr



1151 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0070	CARPORT UF	0	0	17	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	58,147
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	71,447
SOH/AGL Deduction	0
ASSESSED VALUE	71,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,447
TOTAL JUST VALUE	71,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/245	8/29/2025	WD	U	I	37	55,000
GRANTOR: LEE BRANDI						
GRANTEE: TANNER CAGNEY						
1265/0726	11/19/2013	WD	U	I	30	100
GRANTOR: JAMES B SIMMONS (RESE						
GRANTEE: CARL ALLEN HUGGINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UEP= N10 UOP= N12 W26 S12 E26$ W26 S10 E26$ W26 S22 E8 UOP= S7 E10 N3 E20 N4 W30$ E30 UCP= S2 E13 N24 W13 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/12/2025 BY TP Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS