

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

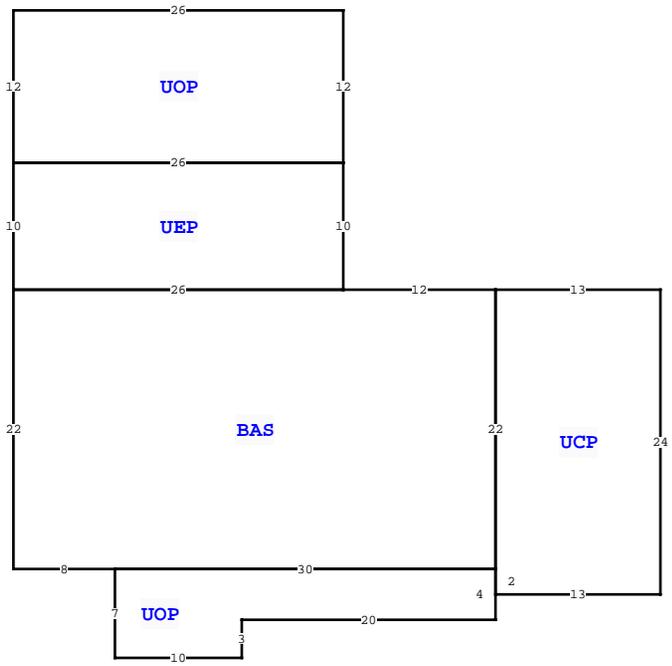
2026

21-3S-17-05525-001



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	43,961
UCP	312	20		62	3,260
UEP	260	60		156	8,203
UOP	150	20		30	1,578
UOP	312	20		62	3,260
TOTALS	1,870			1,146	60,262

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		92,711	1945	1945	0	0	35.00	65.00	Heated Area: 836 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			60,262
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			11,000
TOTAL MARKET VALUE			73,562
SOH/AGL Deduction			0
ASSESSED VALUE			73,562
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,562
TOTAL JUST VALUE			73,562
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						

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	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	

TOTAL OB/XF														2,300
1151 NE VOSS RD, LAKE CITY														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/29/2025		MLU

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							