

COMM SW COR OF NW1/4 OF SE1/4, R
 LINE 50 FT, N 236.5 FT, W PARALL
 128 FT FOR POB, CONT W 276 FT, N

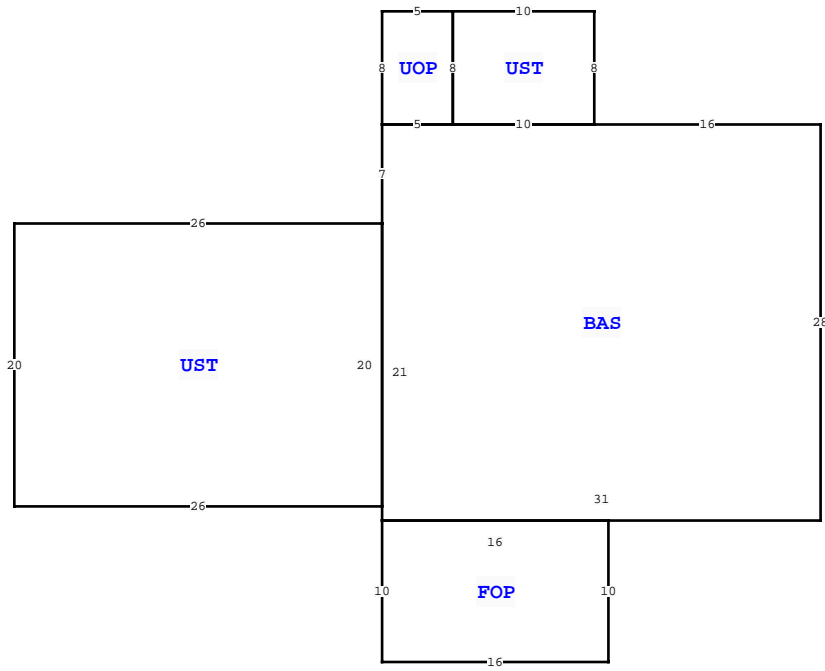
HOLMGREN HARLAN SHAWN
 240 NW LAGUNA DR
 LAKE CITY, FL 32055

2026

21-3S-17-05542-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	01 NONE 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,194	54.5292	61.07	72,918	1958	1958	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 868 HX Base Yr														



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	868	100		868	34,456
FOP	160	30		48	1,905
UOP	40	20		8	318
UST	80	45		36	1,429
UST	520	45		234	9,289
TOTALS	1,668			1,194	47,397

1342 NE GUM SWAMP RD, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/29/2025 MLU

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			47,397
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			10,725
TOTAL MARKET VALUE			58,122
SOH/AGL Deduction			0
ASSESSED VALUE			58,122
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,122
TOTAL JUST VALUE			58,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0269	9/24/2019	TD	U	I	18	20,000
GRANTOR: CLERK OF COURT						
GRANTEE: HARLAN SHAWN HOLMGR						

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS= W16 UST= N8 W10 S8 E10\$ W10 UOP= N8 W5 S8 E5\$ W5 S7 UST= W26 S20 E26 N20 \$ S21 FOP= S10 E16 N10 W16 \$ E31 N28\$.

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	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	0			0.00	0.00	1.30	AC		1.00	1.00	0.75	11,000.00	8,250.00	10,725							