

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

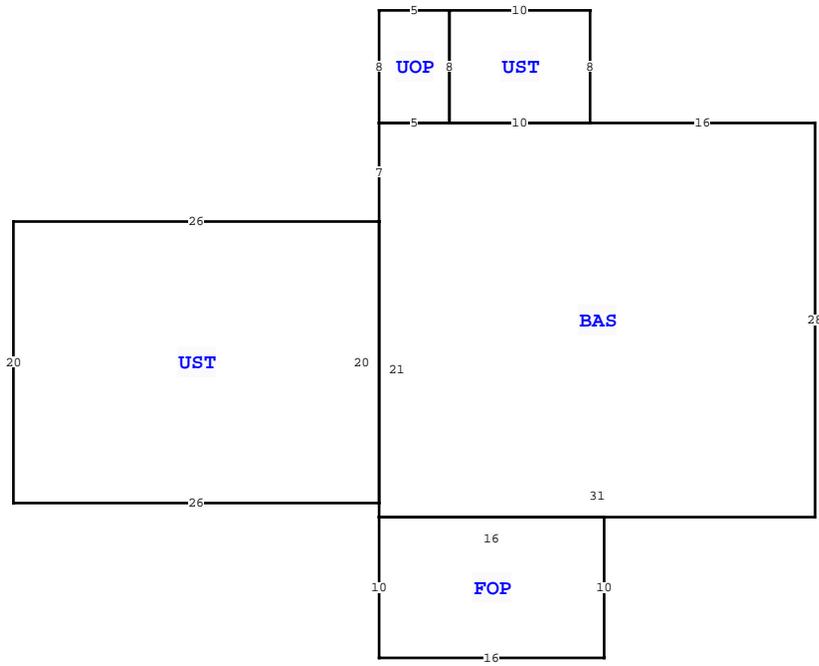
HOLMGREN HARLAN SHAWN  
 240 NW LAGUNA DR  
 LAKE CITY, FL 32055

**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          |
| Quality                  | 03 03              |
| DOR CODE                 | 0100 SINGLE FAMILY |
| MAP NUM                  | MKT AREA 04        |
| NEIGHBORHOOD/LOC         | 21317.00 1.00/     |

| 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     | 62.16          | 74,219         | 1958 | 1958 | 0    | 0    | 0    | 35.00  | 65.00 |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 868 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 868              | 100         |      | 868          | 35,071               |
| FOP           | 160              | 30          |      | 48           | 1,940                |
| UOP           | 40               | 20          |      | 8            | 323                  |
| UST           | 80               | 45          |      | 36           | 1,455                |
| UST           | 520              | 45          |      | 234          | 9,454                |
| <b>TOTALS</b> | <b>1,668</b>     |             |      | <b>1,194</b> | <b>48,242</b>        |

1342 NE GUM SWAMP RD, LAKE CITY

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

| 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  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 48,242      |
| TOTAL MARKET OB/XF VALUE  |           |  | 0           |
| TOTAL LAND VALUE - MARKET |           |  | 10,725      |
| TOTAL MARKET VALUE        |           |  | 58,967      |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 58,967      |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 58,967      |
| TOTAL JUST VALUE          |           |  | 58,967      |
| 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 | DPTH FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSVR |
| 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     |                             |      |         |      |     |    |        |