

THE E 308 FT OF W 594 FT OF NW1/
S OF US-90 & COMM NW COR OF SW1/
E 285.85 FOR POB, E 307.86 FT, S

DAUGHTRY EMMA MAST LIVING TRUST DATED JUNE 10, 202
180 SW LAZY DAY CT
LAKE CITY, FL 32024

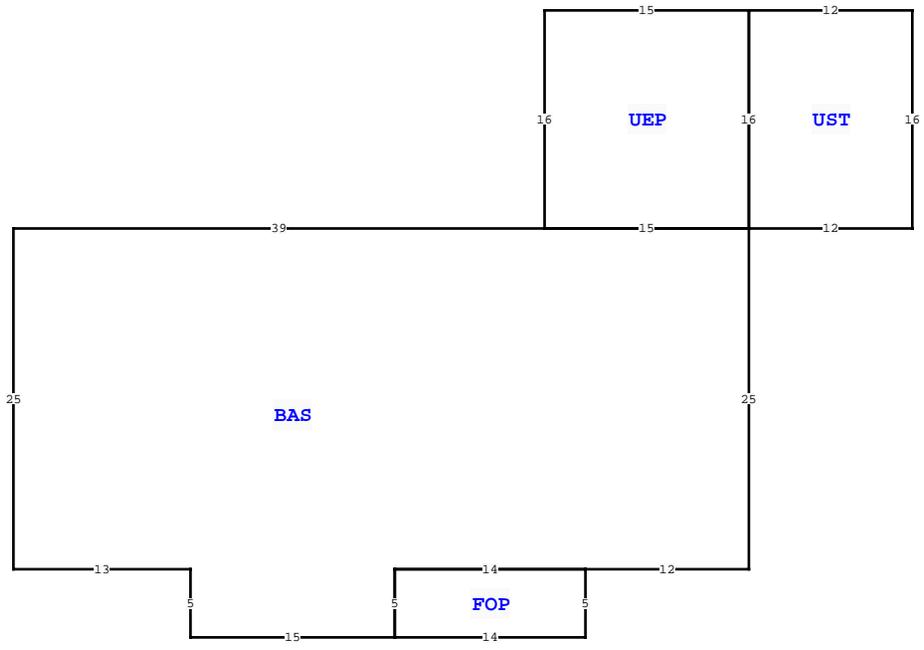
2026

26-3S-15-00229-004



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,676	109.7600	125.13	209,718	1980	1980		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1425 HX Base Yr													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	26315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	115,902
FOP	70	30		21	1,708
UEP	240	60		144	11,712
UST	192	45		86	6,995
TOTALS	1,927			1,676	136,317

EXTRA FEATURES		180 SW LAZY DAY CT, LAKE CITY															
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1980	1980	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	208.00	UT	2.50	2.50	100	1993	1993	3	100	520	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		136,317	
TOTAL MARKET OB/XF VALUE		7,420	
TOTAL LAND VALUE - MARKET		52,440	
TOTAL MARKET VALUE		196,177	
SOH/AGL Deduction		73,464	
ASSESSED VALUE		122,713	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		66,302	
TOTAL JUST VALUE		196,177	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042734	Roof Replacement	7,000	09/13/2021
000042294	Electrical Serv	0	07/12/2021
13658	M H	125	02/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/998	7/22/2025	WD U		I	11	100

GRANTOR: DAUGHTRY EMMA D MAST
GRANTEE: DAUGHTRY EMMA MAST

1277/2557	7/18/2014	WD U	V	30	600
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GRANTOR: WILLIAM S & CHRISTINE
GRANTEE: EMMA D DAUGHTRY & H

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 S25 E13 S5 E15 FOP= E14N5 W14 S5\$ N5 E14 E12N25 UST= E12 N16 W12 S16 \$ UEP= N16 W15 S16 E15\$ W15 \$.	

LAND DESCRIPTION																	TOTAL OB/XF										7,420				
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	0110	C	SFR RURAL	100		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	12,000.00	12,000.00	40,440														
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000														