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

2027

26-3S-15-00229-004

BUILDING CHARACTERISTICS

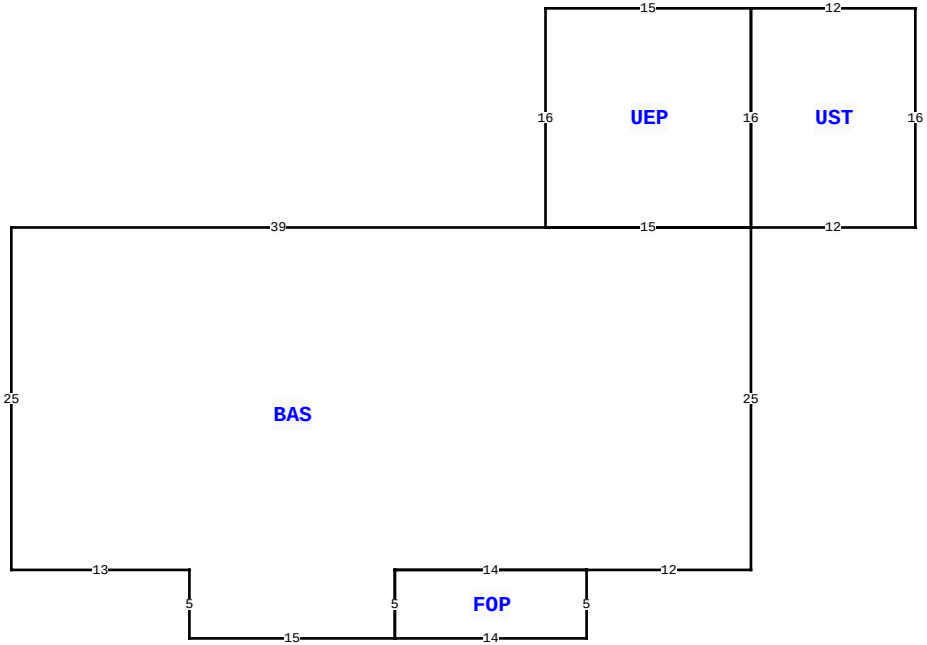
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	111,836
FOP	70	30		21	1,648
UEP	240	60		144	11,302
UST	192	45		86	6,750
TOTALS	1,927			1,676	131,534

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	120.74	202,360	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1425 HX Base Yr



180 SW LAZY DAY CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,534
TOTAL MARKET OB/XF VALUE		7,420
TOTAL LAND VALUE - MARKET		52,440
TOTAL MARKET VALUE		191,394
SOH/AGL Deduction		65,000
ASSESSED VALUE		126,394
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		69,983
TOTAL JUST VALUE		191,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042734	Roof Replacement	7,000	09/13/2021
000042294	Electrical Servic	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
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

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	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							

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.37 Total Land Value: 52,440 Market: 0 Agricultural: 0 Common: 52,440 PRINTED 11/17/2026 BY SYS