LOT 19 BLOCK C BELLAIRE S/D.

DC 1525-1432, PB 1536-1235, PB 1

HAGLER ERIC CHRISTOPHER
772 SE DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-07001-000

BUILDING CHARACTERISTICS

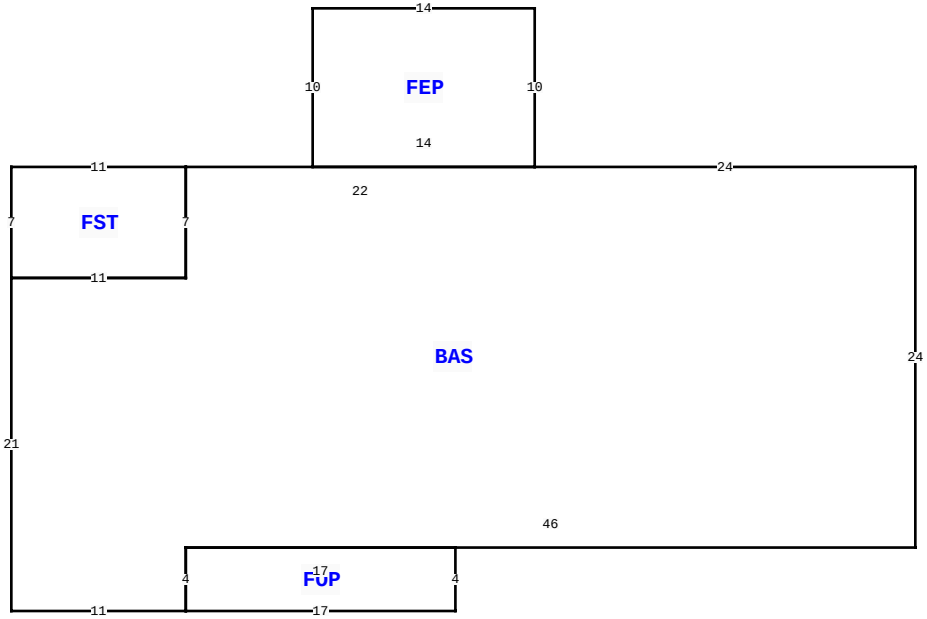
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100		1,335	112,165
FEP	140	80		112	9,410
FOP	68	30		20	1,680
FST	77	55		42	3,529
TOTALS	1,620			1,509	126,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	117.5130	129.26	195,053	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1335 HX Base Yr 2026



772 SE DEFENDER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	28	16	1.00	UT	0.00	0.00	100	0	0	3	100	2,070	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,784
TOTAL MARKET OB/XF VALUE		2,470
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		147,754
SOH/AGL Deduction		0
ASSESSED VALUE		147,754
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,343
TOTAL JUST VALUE		147,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054424	Roof Replacement	9,500	11/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1613	11/06/2025	WD	Q	I	01	170,000
GRANTOR: GIBONEY LAURA MARIE						
GRANTEE: HAGLER ERIC CHRISTO						
1540/2098	5/21/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: GIBONEY LAURA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N10 W14 S10 E14$ W22 FST= W11S7 E11 N7$ S7 W11S21 E11 FOP= E17 N4 W17 S4$ N4 E46 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,470

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/06/2026 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS