COMM AT NW COR LOT 2 BLK 8
LAKESIDE HEIGHTS, RUN S 86 DG
E 154.53 FT TO W R/W US-441,

HAGLER LUCINDA W
P O BOX 851
LAKE CITY, FL 32056

2025

08-4S-17-08252-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

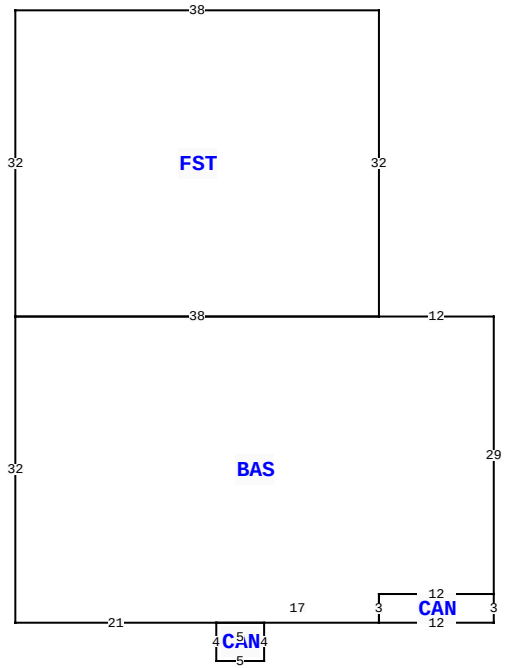
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100		1,564	58,275
CAN	20	30		6	224
CAN	36	30		11	410
FST	1,216	50		608	22,654
TOTALS	2,836			2,189	81,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,189	103.5006	74.52	163,124	1948	1975	0	0	0	50.00	50.00

1 OFFICE LOW – 0% - 0 Heated Area: 1564 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

2418 S MARION AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,562
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	46,250
TOTAL MARKET VALUE	132,812
SOH/AGL Deduction	0
ASSESSED VALUE	132,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,812
TOTAL JUST VALUE	132,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/1115	2/08/2006	WD	Q	V	06	100

GRANTOR: DOUGLAS S HAGLER

GRANTEE: LUCINDA W HAGLER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E21 CAN= S4 E5 N4 W5$ E17 CAN= E12 N3 W12S3$ N3 E12 N29 W12 FST= N32 W38 S32 E38$ W38 S32$.

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	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	3,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	1900	C	PROF BLDG	0			0.00	0.00	2.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	46,250							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.48 Total Land Value: 46,250 Market: 0 Agricultural: 0 Common: 46,250 PRINTED 04/30/2025 BY SYS