LOT 25 SOUTHWOOD MEADOWS S/D.
740-1519, 744-474, 882-928, CT 1

LAUGHLIN PETER M
P O BOX 1363
LAKE CITY, FL 32056

2026

01-5S-16-03405-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

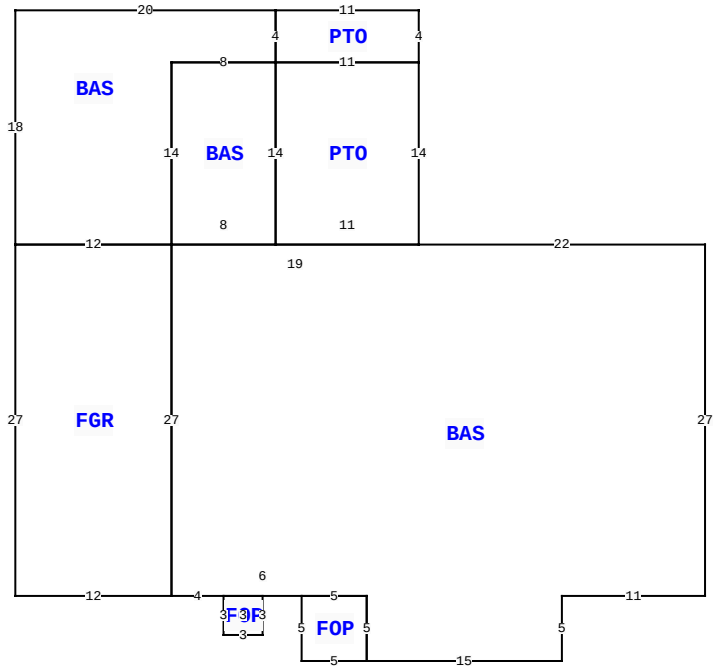
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	9,744
BAS	248	100		248	21,576
BAS	1,182	100		1,182	102,835
FGR	324	55		178	15,486
FOP	9	30		3	261
FOP	25	30		8	696
PTO	44	5		2	174
PTO	154	5		8	696
TOTALS	2,098			1,741	151,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	117.6980	131.82	229,499	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2015 Heated Area: 1542 HX Base Yr 2015



166 SW AINSLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,469
TOTAL MARKET OB/XF VALUE		4,952
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		186,421
SOH/AGL Deduction		64,011
ASSESSED VALUE		122,410
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,688
TOTAL JUST VALUE		186,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1918	1/23/2014	WD	U	I	18	115,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PETER M LAUGHLIN (S						
1262/1028	9/27/2013	CT	U	I	18	0
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N14 PTO= N4 W11 S4 E11$ W11 BAS= N4 W20 S18 E12 N14 E8$ BAS= W8 S14 E8 N14$ S14 E11 $ W19 FGR= W12 S27 E12 N27$ S27 E4 FOP= S3 E3 N3 W3$E6 FOP= S5 E5 N5 W5$ E5 S5 E15 N5 E11 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	12	82	984.00	UT	3.00	3.00	100	2006	2006	3	100	2,952	

LAND DESCRIPTION

TOTAL OB/XF 4,952

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS