LOT 125 PRESERVE AT LAUREL
LAKE UNIT 1.

LOAR JEFFERY S/LOAR SHARON L
470 SW ARROWHEAD TER
LAKE CITY, FL 32024

2026

03-4S-16-02731-125

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

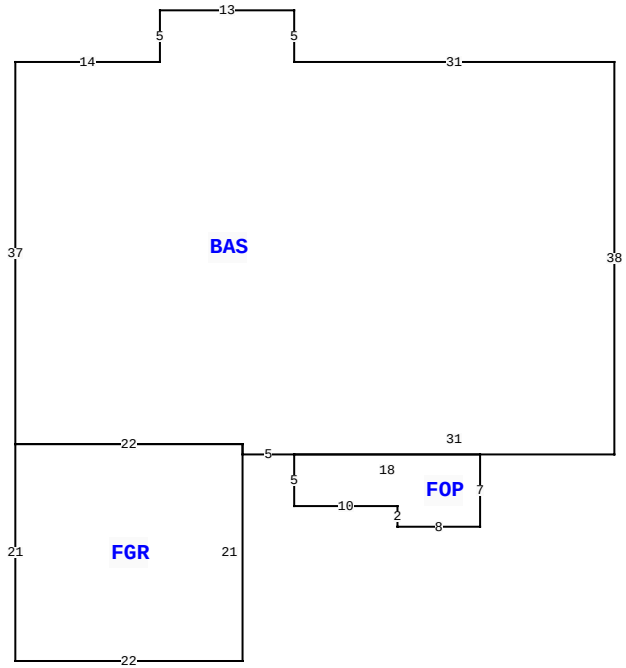
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100		2,247	290,613
FGR	462	55		254	32,850
FOP	106	30		32	4,139
TOTALS	2,815			2,533	327,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	119.2906	146.97	372,275	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 0 Heated Area: 2247 HX Base Yr



177 SW MAPLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	327,602
TOTAL MARKET OB/XF VALUE	4,780
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	370,882
SOH/AGL Deduction	0
ASSESSED VALUE	370,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,882
TOTAL JUST VALUE	370,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30790	SFR	730	02/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/1873	7/24/2013	WD	Q	I	01	219,900
GRANTOR: AARON SIMQUE TRUSTEE						
GRANTEE: JEFFERY S & SHARON						
1249/1295	2/11/2013	WD	U	V	30	25,000
GRANTOR: CHARLIE SPARKS 401K P						
GRANTEE: AARON SIMQUE TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 N5 W13 S5 W14 S37 FGR= S21 E22 N21 W22$ E22 S1 E5
FOP= S5 E10 S2 E8 N7 W18$ E31 N38$.

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	890.00	UT	2.00	2.00	100	2013	2013	3	100	1,780	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,780

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/04/2025 BY SYS