LOTS 130 & 148 PRESERVE AT LAURE
WD 1260-2080, WD 1330-369, WD 13

PRAJAPATI KANTILAL/PRAJAPATI MUKTABEN K
118 SW MAPLE PL
LAKE CITY, FL 32024

2026

03-4S-16-02731-130

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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

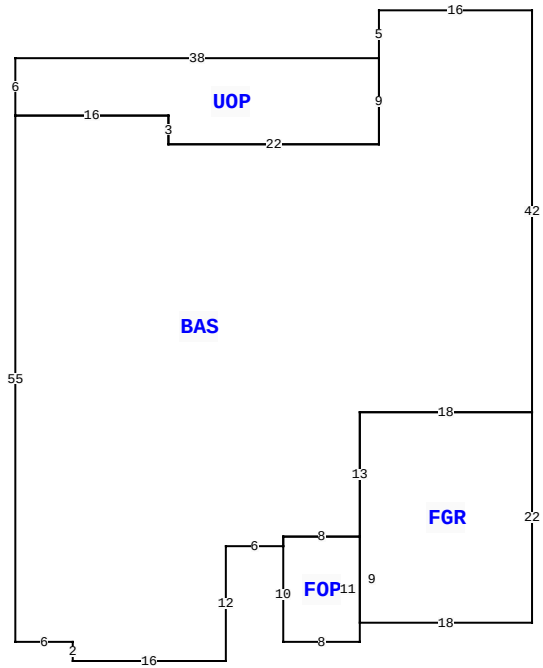
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100		2,532	361,102
FGR	396	55		218	31,090
FOP	88	30		26	3,708
UOP	294	20		59	8,414
TOTALS	3,310			2,835	404,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,835	127.2040	156.72	444,301	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2022 Heated Area: 2532 HX Base Yr 2022



118 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		404,314
TOTAL MARKET OB/XF VALUE		5,816
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		487,130
SOH/AGL Deduction		58,468
ASSESSED VALUE		428,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		377,940
TOTAL JUST VALUE		487,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34045	SFR	958	05/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/678	7/23/2021	WD	Q	I	01	415,000

GRANTOR: SGANGA BRIAN &
GRANTEE: PRAJAPATI KANTILAL

1335/2578	5/02/2017	WD	Q	I	01	324,900

GRANTOR: THE PRESERVE AT LAURE
GRANTEE: BRIAN & MELINDA SGA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S5 UOP= W38 S6 E16 S3 E22 N9$ S9 W22 N3W16 S55 E6 S2 E16 N12 E6 FOP= S10 E8 N11 W8 S1$ N1 E8 FGR= S9 E18 N22 W18 S13$ N13 E18 N42$.

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	2016	2016	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	808.00	UT	2.00	2.00	100	2016	2016	3	100	1,616	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,816

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							
2	0000	C	VAC RES	100		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: 0.50 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 11/17/2025 BY SYS