LOT 3 LAUREL LAKE S/D.
ORB 952-2539, WD 1080-1851,
WD 1130-1215, WD 1203-256,

BLAIR BRYAN B
208 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

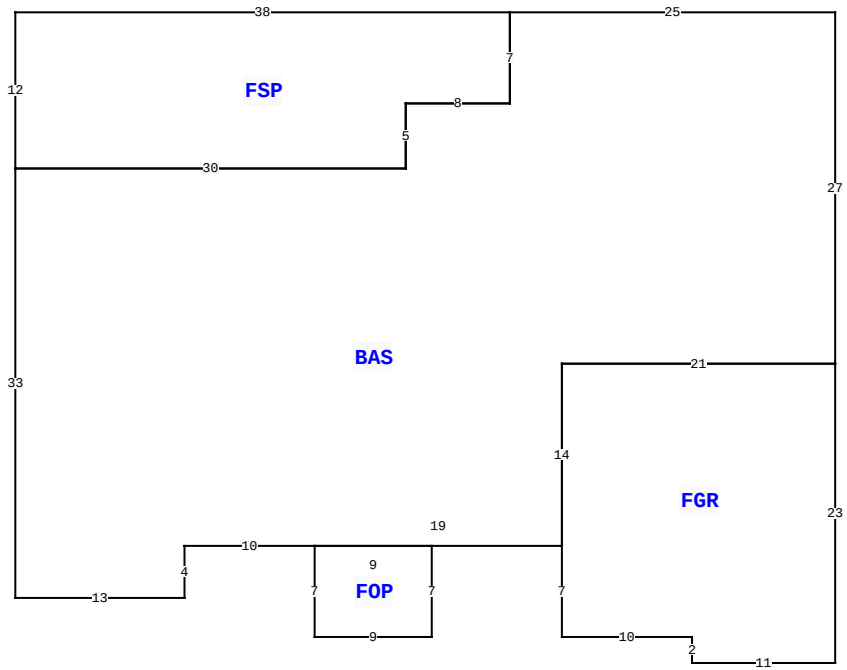
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100		1,925	208,236
FGR	463	55		255	27,585
FOP	63	30		19	2,055
FSP	416	40		166	17,957
TOTALS	2,867			2,365	255,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	124.6256	139.58	330,107	2010	2010	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2013 Heated Area: 1925 HX Base Yr 2013



208 SW RED MAPLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,833
TOTAL MARKET OB/XF VALUE		6,902
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		292,735
SOH/AGL Deduction		88,694
ASSESSED VALUE		204,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,319
TOTAL JUST VALUE		292,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,687

LAND:4:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26419	SFR	604	11/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/0388	2/25/2020	WD	U	I	30	100
GRANTOR: BONNIE GAIL BLAIR						
GRANTEE: BRYAN B BLAIR						
1235/1346	5/23/2012	WD	Q	I	01	170,000
GRANTOR: VINOD & NANCY MALHOTR						
GRANTEE: BRYAN B & BONNIE BL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W38 S12 E30 N5 E8 N7$ S7 W8 S5 W30 S33 E13 N4 E10 FOP= S7 E9 N7 W9 $ E19 FGR= S7 E10 S2 E11 N23 W21 S14$ N14 E21 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	0166	CONC,PAVMT	0	100	0	0	1,512.00	UT	2.25	2.25	100	2010	2010	3	100	3,402	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 6,902

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	30,000.00	30,000.00	30,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/05/2025 BY SYS