LOT 5 LAUREL LAKE S/D.
976-489, WD 1099-557, WD 1399-26

BOATRIGHT HAROLD CORNELL/BOATRIGHT CYNTHIA SAULTS
248 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

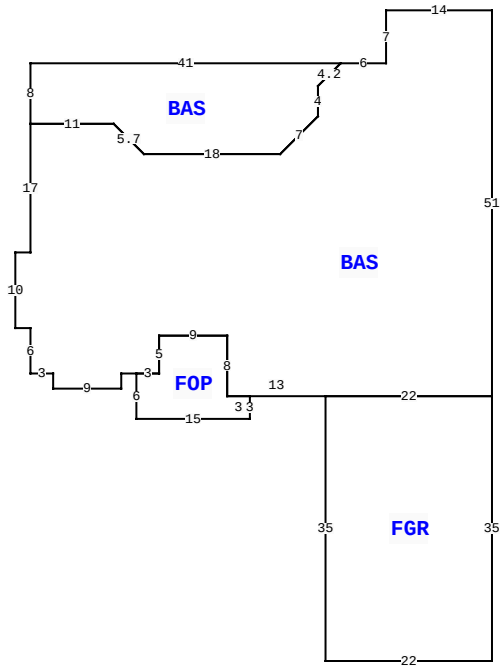
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	396	100		396	44,352
BAS	2,301	100		2,301	257,709
FGR	770	55		424	47,487
FOP	126	30		38	4,256
TOTALS	3,593			3,159	353,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,159	123.4519	138.27	436,795	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 2697 HX Base Yr 2020



248 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		353,804
TOTAL MARKET OB/XF VALUE		40,566
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		424,370
SOH/AGL Deduction		100,881
ASSESSED VALUE		323,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,767
TOTAL JUST VALUE		424,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050085	Roof Replacement	37,000	06/10/2024
000046954	Additions	5,700	04/13/2023
000044397	Additions	5,000	05/10/2022
26745	POOL ENCL	55	02/12/2008
26679	POOL	190	01/29/2008
23393	SFR	655	07/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2336	5/26/2021	LE	U	I	14	100
GRANTOR: BOATRIGHT HAROLD CORN						
GRANTEE: BOATRIGHT MARJORIE						
1399/2619	11/22/2019	WD	Q	I	01	327,000
GRANTOR: MIKE W & DENISE K KOO						
GRANTEE: HARLOLD CORNELL& CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S7 W6 BAS= W41 S8 E11 D4 R4 E18 R5 U5 N4 R3 U3 $ D3 L3 S4 D5 L5 W18 L4 U4 W11 S17 W2 S10 E2 S6 E3 S2 E9 N2 E2 FOP= S6 E15 N3 W3 N8 W9 S5 W3$ E3 N5 E9 S8 E13 FGR= S35 E22 N35 W22$ E22 N51 $.

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	1,701.00	UT	3.00	3.00	100	2006	2006	3	100	5,103	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2008	2008	3	58	20,787	
3	0282	POOL ENCL	0	100	0	0	1,326.00	UT	15.00	15.00	100	2008	2008	3	40	7,956	
4	0080	DECKING	0	100	14	28	392.00	UT	10.00	10.00	100	2023	2022		100	3,920	
5	0294	SHED WOOD/	0	100	16	14	224.00	UT	12.50	12.50	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 40,566

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 12/02/2024 BY JS Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS