LOT 7 LAUREL LAKE S/D.
WD 1266-1885, WD 1329-234, WD 13

SONI DHIMANT
286 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

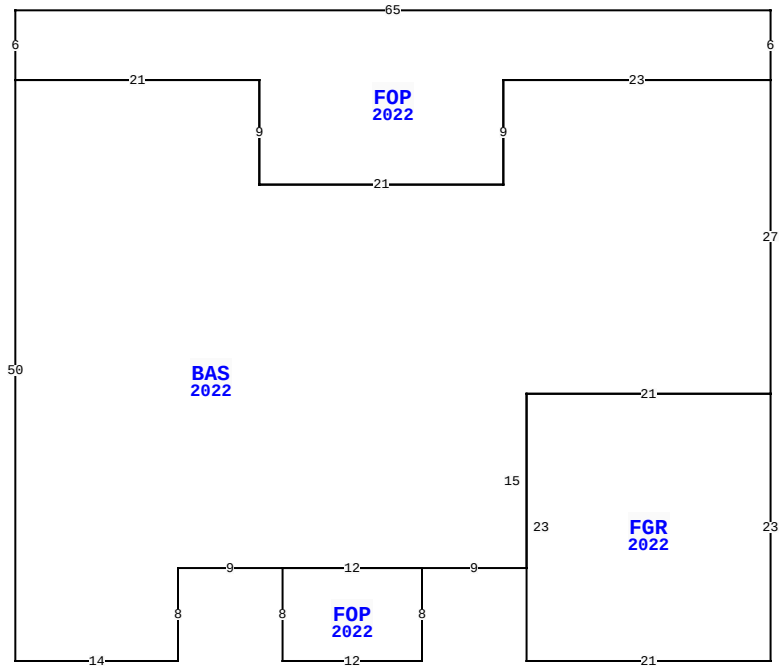
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,338	100	2022	2,338	268,176
FGR	483	55	2022	266	30,511
FOP	96	30	2022	29	3,326
FOP	579	30	2022	174	19,959
TOTALS	3,496			2,807	321,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	107.8000	120.74	338,917	2021	2021	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2023 Heated Area: 2338 HX Base Yr



286 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	321,971
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	369,971
SOH/AGL Deduction	43,935
ASSESSED VALUE	326,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,036
TOTAL JUST VALUE	369,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36050	SFR	1,203	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/785	2/23/2022	WD	U	I	11	100
GRANTOR: HARRINGTON JOHN D JR						
GRANTEE: HARRINGTON LAND TRU						
1461/787	2/18/2022	WD	Q	I	01	375,000
GRANTOR: HARRINGTON LAND TRUST						
GRANTEE: SONI DHIMANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=30,-20] W23 S9 W21 N9 W21 S50 E14 N8 E9 E12 E9 N15 E21 N27 $
FGR=[YR=2022;ORIG=9,7] E21 S23 W21 N23 $
FOP=[YR=2022;ORIG=-12,22] E12 S8 W12 N8 $
FOP=[YR=2022;ORIG=30,-26] W65 S6 E21 S9 E21 N9 E23 N6 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.60	30,000.00	48,000.00	48,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.59 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2025 BY SYS