LOT 8 & 9 LAUREL LAKES S/D.
WD 1270-279, WD 1276-1123,
WD 1287-2530, LE 1326-445,448

LEDFORD JOHN-PAUL
304 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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

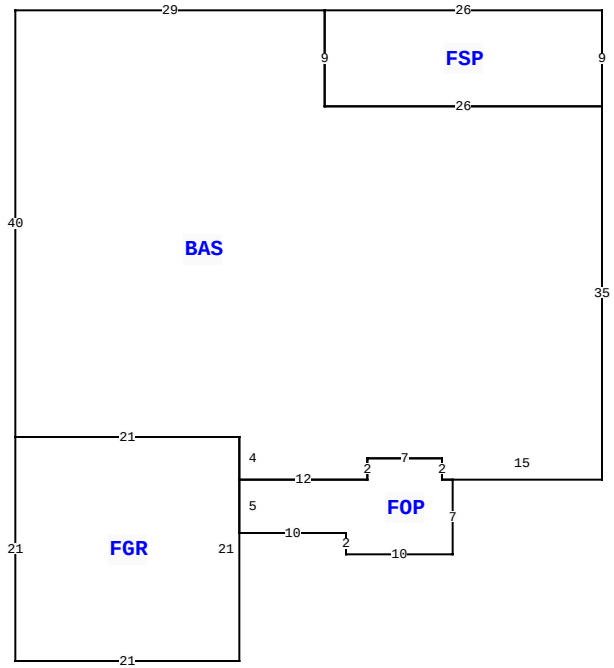
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100		2,088	278,209
FGR	441	55		243	32,378
FOP	134	30		40	5,329
FSP	234	40		94	12,525
TOTALS	2,897			2,465	328,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	133.6720	149.71	369,035	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2019 Heated Area: 2088 HX Base Yr 2019



304 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		328,441
TOTAL MARKET OB/XF VALUE		4,220
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		392,661
SOH/AGL Deduction		125,218
ASSESSED VALUE		267,443
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,721
TOTAL JUST VALUE		392,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31959	SFR	838	05/16/2014
23898	SFR	734	11/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0247	5/15/2018	WD	Q	I	01	290,000
GRANTOR: EDWARD J III & NICOLE						
GRANTEE: JOHN-PAUL LEDFORD						
1326/0448	11/23/2016	LE	U	V	14	100
GRANTOR: EDWARD J III & NICOLE						
GRANTEE: LEAH M ANAGNOSTU						

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	1,110.00	UT	2.00	2.00	100	2014	2014	3	100	2,220	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S40 FGR= S21 E21 N21 W21$ E21 S4 FOP= S5 E10 S2 E10 N7 W1 N2 W7 S2 W12$ E12 N2 E7 S2 E15 N35 FSP= N9 W26 S9 E26$ W26 N9$.

LAND DESCRIPTION

TOTAL OB/XF 4,220

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							
2	0000	C	VAC RES	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: 1.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/18/2025 BY SYS