LOT 10 LAUREL LAKE S/D &
BEG AT S COR OF LOT 10 AND RUN
N 38 DG E ALONG E'RLY R/W LINE

MURRAY SYLVIA M/MURRAY RUDOLPH JAMES JR
320 SW RED MAPLE WAY
LAKE CITY, FL 32024

**2026**

**03-4S-16-02732-110**

## BUILDING CHARACTERISTICS

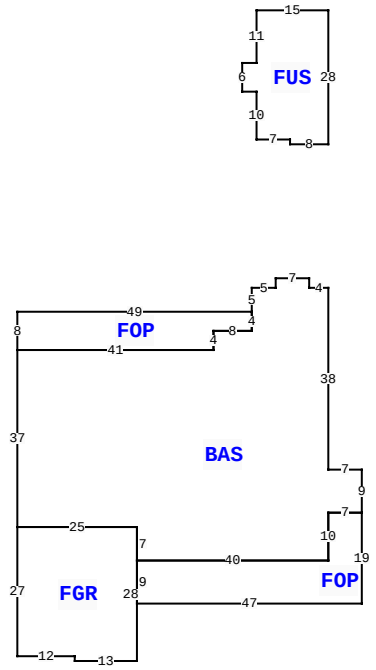
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 3,002 | 100 | | 3,002 | 309,194 |
| FGR | 688 | 55 | | 378 | 38,932 |
| FOP | 360 | 30 | | 108 | 11,124 |
| FOP | 493 | 30 | | 148 | 15,243 |
| FUS | 431 | 100 | | 431 | 44,391 |
| TOTALS | 4,974 | | | 4,067 | 418,884 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,067 | 124.9457 | 139.94 | 569,136 | 2003 | 2003 | 0 | 0 | 0 | 26.40 | 73.60 |

1 SINGLE FAM 100% - 2019 Heated Area: 3433 HX Base Yr 2019




320 SW RED MAPLE WAY, LAKE CITY

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

## 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 | 2,044.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 4,088 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 56.00 | UT | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 100 | 840 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 24 | 24 | 576.00 | UT | 16.00 | 16.00 | 100 | 2007 | 2007 | 3 | 100 | 9,216 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 418,884 |
| TOTAL MARKET OB/XF VALUE | 14,344 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 463,228 |
| SOH/AGL Deduction | 121,461 |
| ASSESSED VALUE | 341,767 |
| TOTAL EXEMPTION VALUE | HX HB DX 55,722 |
| BASE TAXABLE VALUE | 286,045 |
| TOTAL JUST VALUE | 463,228 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 470,058 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048545 | Roof Replacement | 42,000 | 10/31/2023 |
| 20799 | SFR | 513 | 06/13/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1369/1747 | 9/26/2018 | WD | Q | I | 01 | 350,000 |
| GRANTOR: LINDA G MUSGROVE FKA | | | | | | |
| GRANTEE: RUDOLPH JAMES JR & | | | | | | |
| 1008/2305 | 1/01/2004 | QC | Q | V | 06 | 100 |
| GRANTOR: CLYDE B MUSGROVE | | | | | | |
| GRANTEE: LINDA MUSGROVE CLAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 N2 W7 S2 W5 S5 FOP= W49 S8 E41 N4 E8 N4$ S4 W8 S4 W41 S37 FGR= S27 E12 S1 E13 N28 W25$ E25 S7 FOP= S9 E47 N19 W7 S10 W40$ E40 N10 E 7 N9 W7 N38$ PTR= N30 FUS= N28 W15 S11 W3 S6 E3 S10 E7 S1 E8$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 14,344

| 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 | 0.50 | 30,000.00 | 15,000.00 | 15,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 30,000.00 | 15,000.00 | 15,000 | | | | | | | |

REVIEW DATE 01/11/2024 BY JS Total Acres: 1.12 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS