LOT 20 LAUREL LAKE S/D.
976-489, WD 1008-1310, CT 1068-7

HILL STEPHEN B/HILL KIMBERLY Y
295 NW COMMONS LP, STE 115-216
LAKE CITY, FL 32055

2026

03-4S-16-02732-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

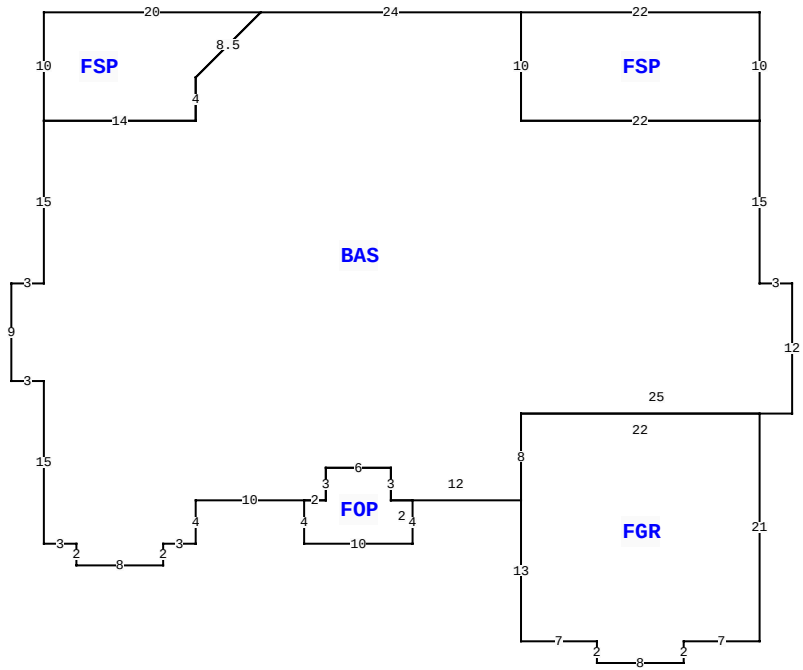
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,533	100		2,533	246,554
FGR	478	55		263	25,600
FOP	58	30		17	1,655
FSP	158	40		63	6,133
FSP	220	40		88	8,566
TOTALS	3,447			2,964	288,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	125.5859	140.66	416,916	2003	2003	0	0	0	30.80	69.20

1 SINGLE FAM 100% - 2022 Heated Area: 2533 HX Base Yr 2022



121 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		288,506
TOTAL MARKET OB/XF VALUE		4,180
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		322,686
SOH/AGL Deduction		26,094
ASSESSED VALUE		296,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,870
TOTAL JUST VALUE		322,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20579	SFR	438	04/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1955	11/12/2021	WD	Q	I	01	300,000
GRANTOR: PATTERSON FRANK						
GRANTEE: HILL STEPHEN B						
1231/0866	3/12/2012	WD	U	I	11	100
GRANTOR: VIVIAN B PATTERSON						
GRANTEE: FRANK PATTERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W20 S10 E14 N4 R6 U6 $ D6 L6 S4 W14 S15 W3 S9 E3 S15 E3 S2 E8 N2 E3 N4 E10 FOP= S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 FGR= S13 E7 S2 E8 N2 E7 N21 W22 S8$ N8 E25 N12 W3 N15 FSP= N10 W22 S10 E22$ W22 N10$.

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	1,520.00	UT	2.00	2.00	100	2003	2003	3	100	3,040	
2	0140	CLFENCE 6	0	100	0	0	120.00	UT	9.50	9.50	100	2007	2007	3	100	1,140	

LAND DESCRIPTION

TOTAL OB/XF 4,180

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 12/03/2021 BY CP Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/02/2025 BY SYS