LOT 6 & THE NORTH .25 AC OF LOT
S/D PHASE 3.

MENDEZ CATHERINE
214 SW CAMPHOR CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-306

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
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

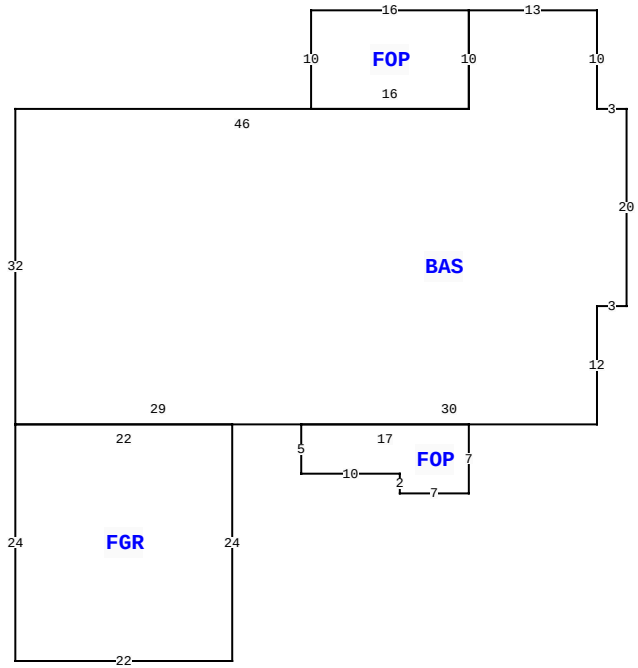
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100		2,078	266,121
FGR	528	55		290	37,139
FOP	99	30		30	3,842
FOP	160	30		48	6,148
TOTALS	2,865			2,446	313,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,446	121.6413	136.24	333,243	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 2078 HX Base Yr 2024



214 SW CAMPHOR CT, 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		313,248
TOTAL MARKET OB/XF VALUE		6,610
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		357,358
SOH/AGL Deduction		16,092
ASSESSED VALUE		341,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,544
TOTAL JUST VALUE		357,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37236	SFR	983	09/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/1039	8/02/2023	WD	Q	I	01	400,000
GRANTOR: HEARNE PHILLIP DOUGLA						
GRANTEE: MENDEZ CATHERINE						
1397/2148	10/30/2019	WD	Q	I	01	259,000
GRANTOR: CODY BARRS						
GRANTEE: PHILLIP DOUGLAS & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N10 W13 FOP= W16 S10 E16 N10$ S10 W46 S32 FGR= S24 E22 N24 W22$ E29 FOP= S5 E10 S2 E7 N7 W17$ E30 N12 E3 N20$.

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	1,305.00	UT	2.00	2.00	100	2019	2019	3	100	2,610	
2	0296	SHED METAL	0	100	12	24	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,610

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	1.25	30,000.00	37,500.00	37,500							

REVIEW DATE 09/29/2023 BY ME Total Acres: 0.75 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/20/2025 BY SYS