LOT 12 LAUREL LAKE S/D PHASE 3.
WD 1331-929, WD 1365-2053, WD 15

WILLIAMS DAVID JR/WILLIAMS AMELIA
199 SW CAMPHOR CT
LAKE CITY, FL 32024

**2026**

**03-4S-16-02732-312**

## 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 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 |

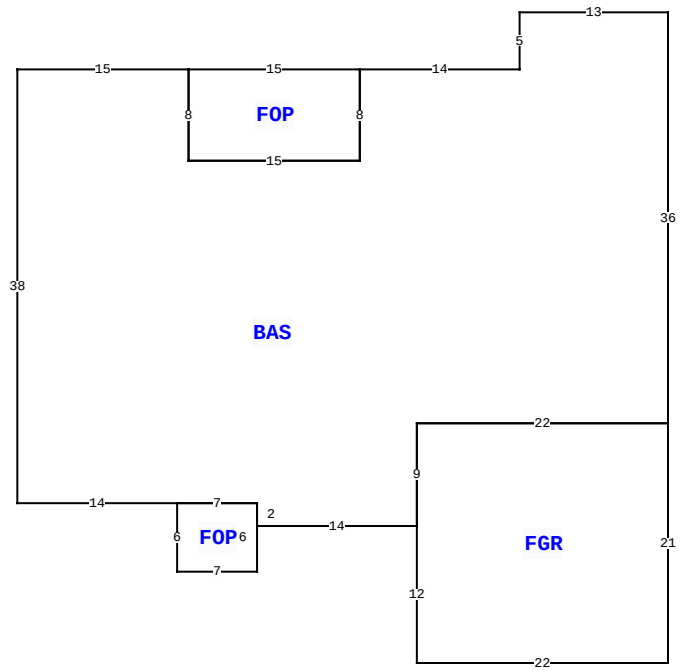
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,985 | 100 | | 1,985 | 263,590 |
| FGR | 462 | 55 | | 254 | 33,729 |
| FOP | 42 | 30 | | 13 | 1,726 |
| FOP | 120 | 30 | | 36 | 4,780 |
| TOTALS | 2,609 | | | 2,288 | 303,826 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,288 | 124.7994 | 139.78 | 319,817 | 2018 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1985 HX Base Yr 2025




199 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 | | 303,826 |
| TOTAL MARKET OB/XF VALUE | | 3,090 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 336,916 |
| SOH/AGL Deduction | | 71,680 |
| ASSESSED VALUE | | 265,236 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 214,514 |
| TOTAL JUST VALUE | | 336,916 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,114 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36242 | SFR | 900 | 01/24/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1526/1236 | 10/22/2024 | WD | Q | I | 01 | 409,900 |
| GRANTOR: PATKE KONNIE E | | | | | | |
| GRANTEE: WILLIAMS DAVID JR | | | | | | |
| 1505/1616 | 1/02/2024 | WD | Q | I | 01 | 388,000 |
| GRANTOR: MARTINEZ JORGE L | | | | | | |
| GRANTEE: PATKE KONNIE E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W13 S5 W14 FOP= W15 S8 E15 N8$ S8 W15 N8 W15 S38 E14 FOP= S6 E7 N6 W7$ E7 S2 E14 FGR= S12 E22 N21 W22 S9 $ N9 E22 N36$.

### 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 | 929.00 | UT | 2.25 | 2.25 | 100 | 2018 | 2018 | 3 | 100 | 2,090 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2024 | 2023 | | 100 | 1,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,090

| 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 12/05/2024 BY TP Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2025 BY SYS