LOT 13 LAUREL LAKE S/D PHASE 3.
WD 1328-1989, WD 1336-788, WD 13

GILMER ALEXANDER THOMAS/BRISTOW BREONNA
159 SW CAMPHOR CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-313

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

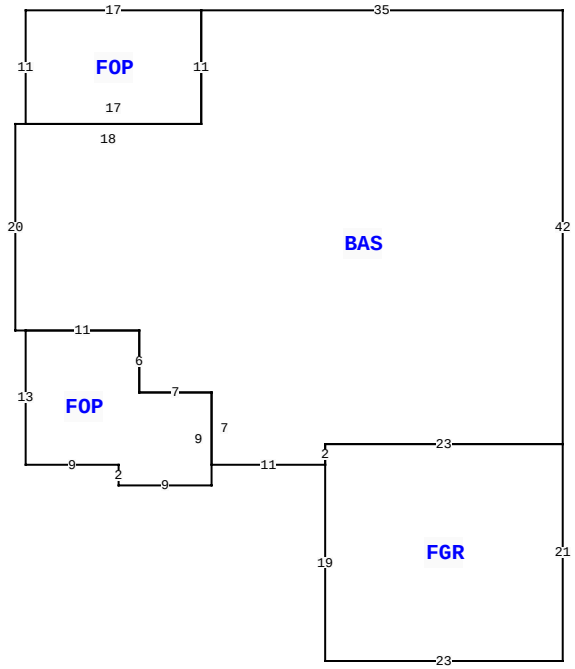
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100		1,883	248,197
FGR	483	55		266	35,061
FOP	187	30		56	7,381
FOP	210	30		63	8,304
TOTALS	2,763			2,268	298,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	126.5418	141.73	321,444	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1883 HX Base Yr 2019



159 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		298,943
TOTAL MARKET OB/XF VALUE		4,620
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		333,563
SOH/AGL Deduction		102,109
ASSESSED VALUE		231,454
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,732
TOTAL JUST VALUE		333,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35655	SFR	952	08/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/2320	9/12/2018	WD	Q	I	01	229,900
GRANTOR: LAWRENCE P COOK						
GRANTEE: ALEXANDER THOMAS GI						
1336/0788	5/05/2017	WD	Q	V	01	9,500
GRANTOR: TALMADGE INVESTMENTS						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= W17 S11 E17 N11$ S11 W18 S20 E1 FOP= S13 E9 S2 E9 N9 W7 N6 W11$ E11 S6 E7 S7 E11 FGR= S19 E23 N21 W23 S2$ N2 E23 N42 $.

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	942.00	UT	2.25	2.25	100	2018	2018	3	100	2,120	
2	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 4,620

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 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2025 BY SYS