

COMM SE COR OF SEC & RUN W
659.13 FT, N 440.60 FT TO POB,
W 494.46 FT, N 884.61 FT TO

STRAIT MARGARET
288 SW SAPLING GLN
LAKE CITY, FL 32024

2026

09-5S-16-03499-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,839	100		2,839	291,174
FGR	810	55		446	45,743
FOP	224	30		67	6,872
FSP	470	40		188	19,282
FUS	324	100		324	33,230
TOTALS	4,667			3,864	396,301

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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			972.00	UT	3.00				2,916	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				500	
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,600	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C
2	6200	A
3	9910	M

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,864	113.0535	126.62	489,260	2006	2006	0	0	0	19.00
1 SINGLE FAM 100% - 2018 Heated Area: 3163 HX Base Yr 2018											
288 SW SAPLING GLN, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
5,016											

TOTAL OB/XF													5,016	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	A-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	9,000.00	9,000.00			
	A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00			
	A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00			

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		396,301	
TOTAL MARKET OB/XF VALUE		5,016	
TOTAL LAND VALUE - MARKET		90,360	
TOTAL MARKET VALUE		413,197	
SOH/AGL Deduction		129,831	
ASSESSED VALUE		283,366	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		232,644	
TOTAL JUST VALUE		491,677	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		496,569	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043790	Roof Replacement	39,080	02/26/2022
24139	SFR	918	02/16/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1329/2092	1/25/2017	WD Q	I 01
300,000			
GRANTOR: SANDRA K SKINNER			
GRANTEE: MARGARET STRAIT			
1318/1047	7/01/2016	WD U	I 30
100			
GRANTOR: SHAUNA A TURBERVILLE			
GRANTEE: SANDRA K SKINNER			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS= W27 S21 FSP= W51 S10 E33 R1 U1 E7 D1 R1 E1 U8 R8 N2S\$2 L8 D8 W1 L1 U1 W7 D1 L1 W33 S40 E8 FOP= S8 E28 N8 W28\$ E36 N15 E7 FGR= S6 E27 N30 W27 S24\$ N24 E27 N32\$ PTR= N30 FUS= N27 W12 S27 E12\$ S30\$.			