

LOT 25 SOUTHWOOD MEADOWS S/D.
740-1519, 744-474, 882-928, CT 1

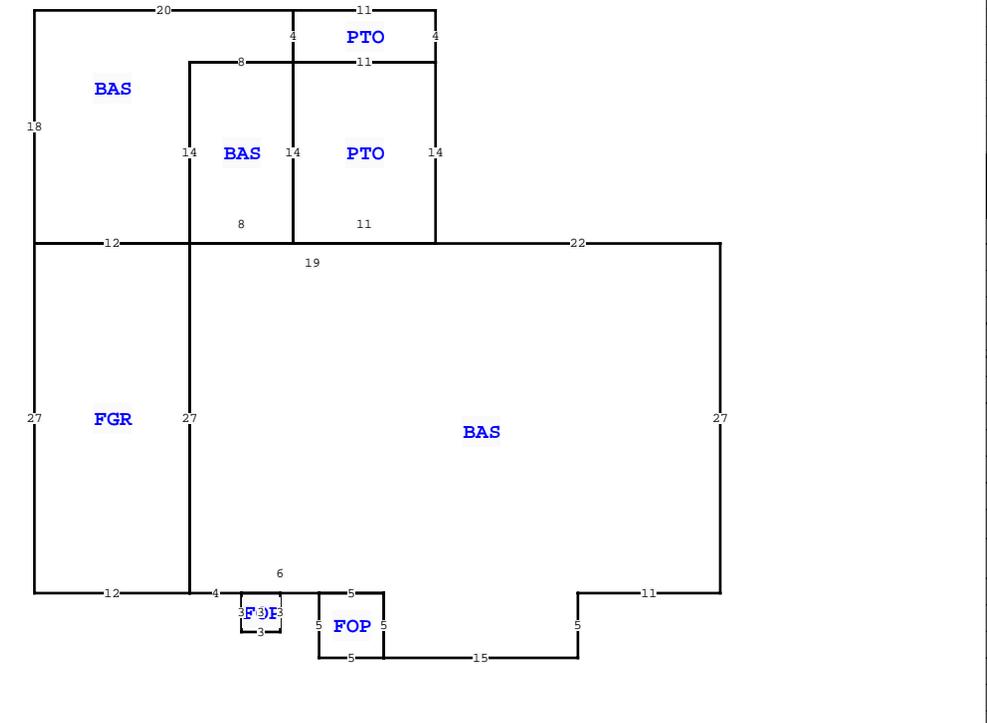
LAUGHLIN PETER M
P O BOX 1363
LAKE CITY, FL 32056

2026

01-5S-16-03405-125
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,741	117.6980	131.82	229,499	1991	1991	0	0	34.00	66.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		151,469	
TOTAL MARKET OB/XF VALUE		4,952	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		188,421	
SOH/AGL Deduction		66,367	
ASSESSED VALUE		122,054	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		70,643	
TOTAL JUST VALUE		188,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,716	

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		01		
NEIGHBORHOOD/LOC 1516.0400 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	9,744
BAS	248	100		248	21,576
BAS	1,182	100		1,182	102,835
FGR	324	55		178	15,486
FOP	9	30		3	261
FOP	25	30		8	696
PTO	44	5		2	174
PTO	154	5		8	696
TOTALS	2,098			1,741	151,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1918	1/23/2014	WD	U	I	18	115,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PETER M LAUGHLIN (S						
1262/1028	9/27/2013	CT	U	I	18	0
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	12	984.00	UT	3.00	3.00	100	2006	2006	3	100	2,952	

TOTAL OB/XF												4,952				
166 SW AINSLEY GLN, LAKE CITY																
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/16/2026 MLU				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W22 PTO= N14 PTO= N4 W11 S4 E11\$ W11 BAS= N4 W20 S18 E12 N14 E8\$ BAS= W8 S14 E8 N14\$ S14 E11 \$ W19 FGR= W12 S27 E12 N17\$ S27 E4 FOP= S3 E3 N3 W3\$E6 FOP= S5 E5 N5 W5\$ E5 S5 E15 N5 E11 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF					4,952							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							