LOT 136 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1300-369, WD 13

MORALES VICTOR M/MORALES BARBARA
272 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

03-4S-16-02731-136

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 100
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

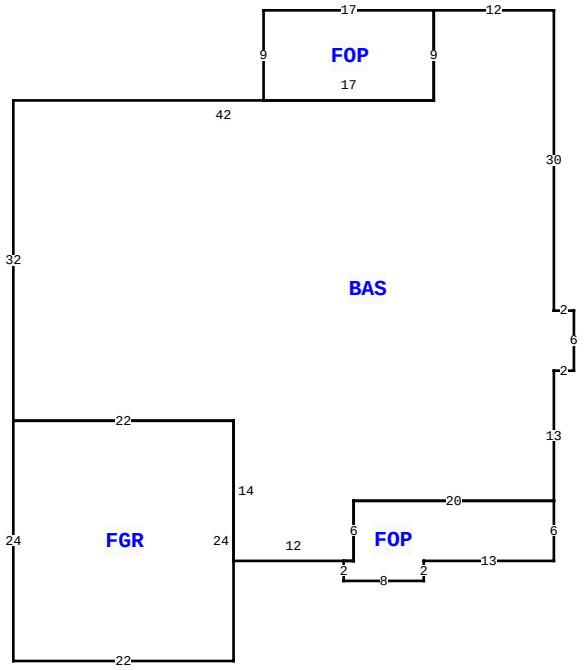
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100		2,176	301,997
FGR	528	55		290	40,248
FOP	136	30		41	5,691
FOP	153	30		46	6,384
TOTALS	2,993			2,553	354,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	120.7360	146.09	372,968	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2027 Heated Area: 2176 HX Base Yr



208 SW MAPLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0	0	0	628.00	UT	2.25	2.25	100	2021	2020		100	1,413	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,320
TOTAL MARKET OB/XF VALUE	5,213
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	398,033
SOH/AGL Deduction	0
ASSESSED VALUE	398,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,033
TOTAL JUST VALUE	398,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37866	SFR	0	03/11/2020
37866	SFR	1,068	03/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/187	9/09/2022	WD	Q	I	01	433,000
GRANTOR: SAMBORN SAGE M						
GRANTEE: MORALES VICTOR M						
1414/0557	6/26/2020	WD	Q	I	01	329,700
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: SAGE E & JENNI E SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,0] W12 S9 W42 S32 E22 S14 E12 N6 E20 N13 E2 N6 W2 N30 $
FGR=[ORIG=36,41] E22 S24 W22 N24 $
FOP=[ORIG=61,0] E17 S9 W17 N9 $
FOP=[ORIG=90,49] W20 S6 W1 S2 E8 N2 E13 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,213

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS