

LOT 3 LAUREL LAKE S/D.  
ORB 952-2539, WD 1080-1851,  
WD 1130-1215, WD 1203-256,

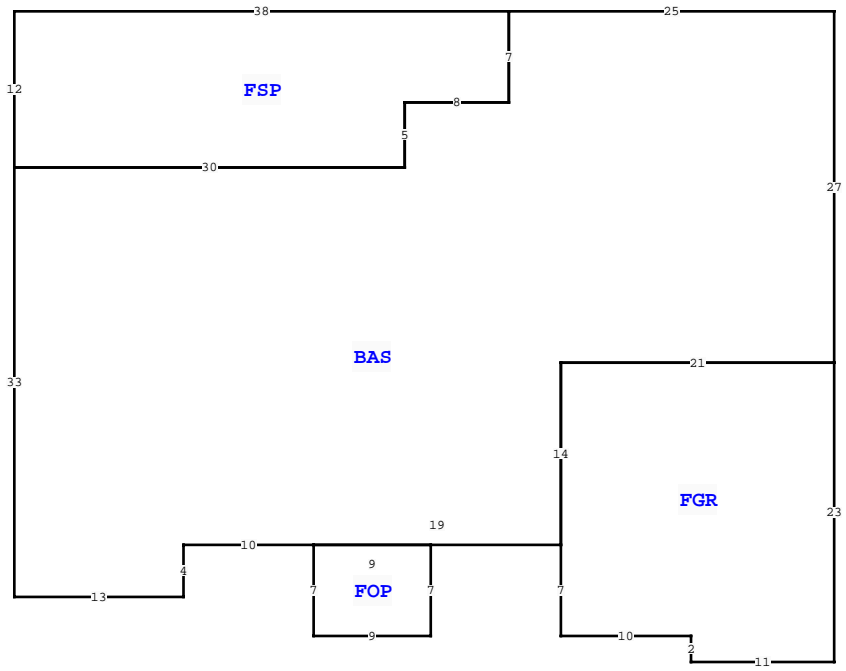
BLAIR BRYAN B  
208 SW RED MAPLE WAY  
LAKE CITY, FL 32024

**2026**

03-4S-16-02732-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
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
BAS	1,925	100	
FGR	463	55	
FOP	63	30	
FSP	416	40	
TOTALS	2,867		
		2,365	255,833

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2013									Heated Area: 1925 HX Base Yr 2013	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		255,833	
TOTAL MARKET OB/XF VALUE		6,902	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		292,735	
SOH/AGL Deduction		89,288	
ASSESSED VALUE		203,447	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		152,036	
TOTAL JUST VALUE		292,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,687	
LAND:4:1: .50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26419	SFR	604	11/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0388	2/25/2020	WD	U	I	30	100
GRANTOR: BONNIE GAIL BLAIR						
GRANTEE: BRYAN B BLAIR						
1235/1346	5/23/2012	WD	Q	I	01	170,000
GRANTOR: VINOD & NANCY MALHOTR						
GRANTEE: BRYAN B & BONNIE BL						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	1,512.00	UT	2.25	2.25	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	

TOTAL OB/XF													
6,902													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	05/09/2025	MLU									
INC DATE		AG DATE											

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W25 FSP= W38 S12 E30 N5 E8 N7\$ S7 W8 S5 W30 S33 E13 N4 E10 FOP= S7 E9 N7 W9 \$ E19 FGR= S7 E10 S2 E11 N23 W21 S14\$ N14 E21 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							