LOT 6 LAUREL LAKE S/D.
903-1153, DC 1375-295, LE 1375-5

MC CALL VIRGINIA LYNN/WOODRUFF JUDITH LYNN
268 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-106

BUILDING CHARACTERISTICS

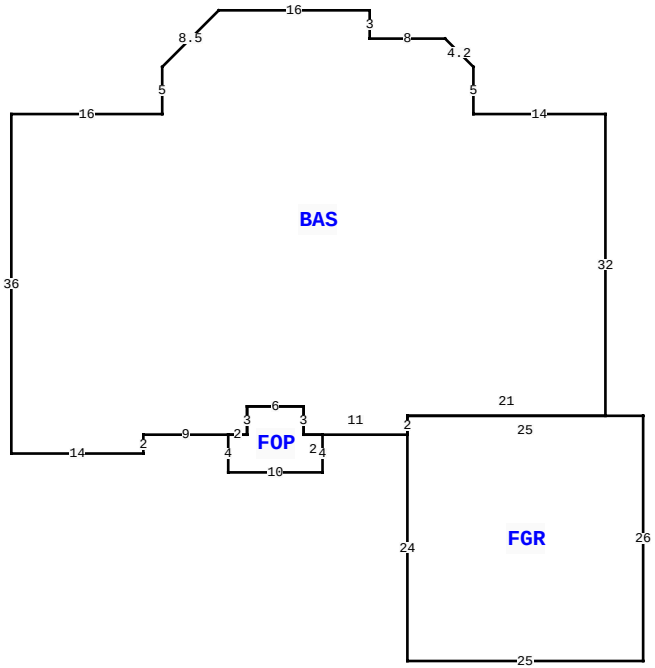
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100		2,418	245,386
FGR	650	55		358	36,331
FOP	58	30		17	1,725
TOTALS	3,126			2,793	283,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	119.2224	133.53	372,949	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 2418 HX Base Yr 2025



268 SW RED MAPLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,441
TOTAL MARKET OB/XF VALUE	4,160
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	335,601
SOH/AGL Deduction	0
ASSESSED VALUE	335,601
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	284,190
TOTAL JUST VALUE	335,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046889	Roof Replacement	20,000	04/03/2023
17678	SFR	441	11/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1505/2523	1/05/2024	WD	Q	I	01	347,300
GRANTOR: PURCHASING FUND 2019-						
GRANTEE: MC CALL VIRGINIA LY						
1502/1593	11/07/2023	WD	Q	I	01	303,600
GRANTOR: CRADDICK DOROTHY A						
GRANTEE: PURCHASING FUND 201						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N5 U3 L3 W8 N3 W16 L6 D6 S5 W16 S36 E14 N2 E9
FOP= S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 FGR= S24 E25
N26 W25 S2$ N2 E21 N32$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,680.00	UT	1.50	1.50	100	2001	2001	3	100	2,520	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.50	5.50	100	2001	2001	3	100	440	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	1.60	30,000.00	48,000.00	48,000							

REVIEW DATE 01/12/2024 BY TP Total Acres: 0.59 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 06/30/2026 BY SYS