

LOT 8 & 9 LAUREL LAKES S/D.
 WD 1270-279, WD 1276-1123,
 WD 1287-2530, LE 1326-445,448

LEDFOORD JOHN-PAUL
 304 SW RED MAPLE WAY
 LAKE CITY, FL 32024

2026

03-4S-16-02732-108

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	100		
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		
Architctual Units	05	CONV	100		
		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100		2,088	278,209
FGR	441	55		243	32,378
FOP	134	30		40	5,329
FSP	234	40		94	12,525
TOTALS	2,897			2,465	328,441

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%	- 2019	149.71	369,035	2014	2014	0	0	11.00	89.00

Heated Area: 2088 HX Base Yr 2019

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		328,441	
TOTAL MARKET OB/XF VALUE		4,220	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		392,661	
SOH/AGL Deduction		125,994	
ASSESSED VALUE		266,667	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		215,256	
TOTAL JUST VALUE		392,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31959	SFR	838	05/16/2014
23898	SFR	734	11/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0247	5/15/2018	WD Q	Q	I	01	290,000

GRANTOR: EDWARD J III & NICOLE
 GRANTEE: JOHN-PAUL LEDFORD

1326/0448	11/23/2016	LE U	V	14	100
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GRANTOR: EDWARD J III & NICOLE
 GRANTEE: LEAH M ANAGNOSTU

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	0166	CONC, PAVMT	0	100	0	1,110.00	UT	2.00	2.00	100	2014	2014	3	100	2,220	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

304 SW RED MAPLE WAY, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 S40 FGR= S21 E21 N21 W21\$ E21 S4 FOP= S5 E10 S2 E10 N7 W1 N2 W7 S2 W12\$ E12 N2 E7 S2 E15 N35 FSP= N9 W26 S9 E26\$ W26 N9\$.	

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									
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000									