LOT 12 LAUREL LAKE S/D.
976-489, WD 1085-911, WD 1428-43

INFANTINO MICHAEL J/INFANTINO KELLY S
313 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02732-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

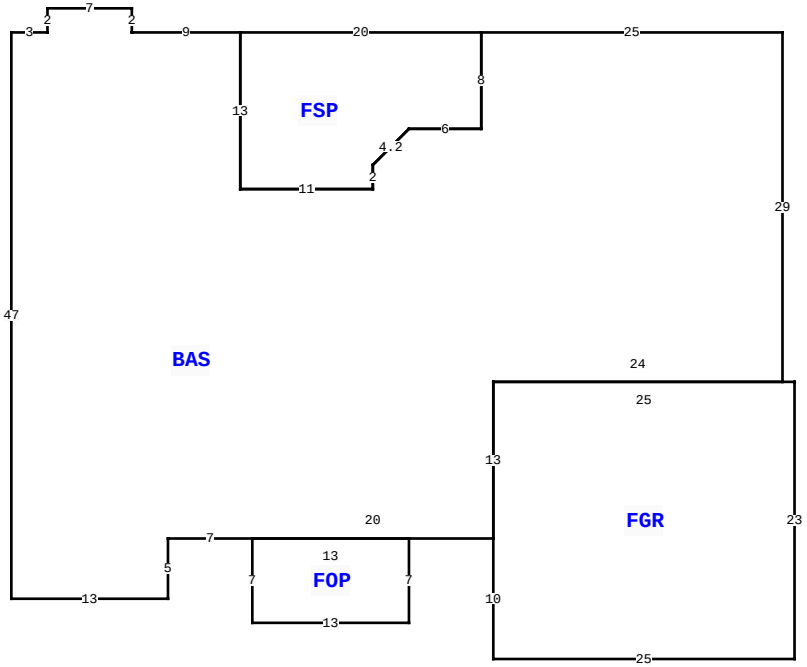
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	259,841
FGR	575	55		316	36,722
FOP	91	30		27	3,138
FSP	220	40		88	10,226
TOTALS	3,122			2,667	309,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,667	127.4196	145.26	387,408	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 2236 HX Base Yr 2022



313 SW RED MAPLE WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,926
TOTAL MARKET OB/XF VALUE		8,845
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		348,771
SOH/AGL Deduction		100,007
ASSESSED VALUE		248,764
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,353
TOTAL JUST VALUE		348,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23203	SFR	676	05/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/439	1/12/2021	WD	Q	I	01	310,000
GRANTOR: SNIPES ROGER E						
GRANTEE: INFANTINO MICHAEL J						
1085/0911	5/25/2006	WD	Q	I		298,700
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: ROGER E & CHI C SNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W20 S13 E11 N2 R3 U3 E6 N8$ S8 W6 D3 L3 S2 W11 N13 W9 N2 W7 S2 W3 S47 E13 N5 E7 FOP= S7 E13 N7 W13$ E20 FGR= S10 E25 N23 W25 S13$ N13 E24 N29$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,938.00	UT	2.50	2.50	100	2005	2005	3	100	4,845	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,845

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	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2026 BY SYS