LOT 12 LAUREL LAKE S/D PHASE 2.
WD 1479-2697, WD 1479-2714,

ROBERTS WILLIAM GLENN
175 SW BIRCH GLN
LAKE CITY, FL 32024

2027

03-4S-16-02732-212

BUILDING CHARACTERISTICS

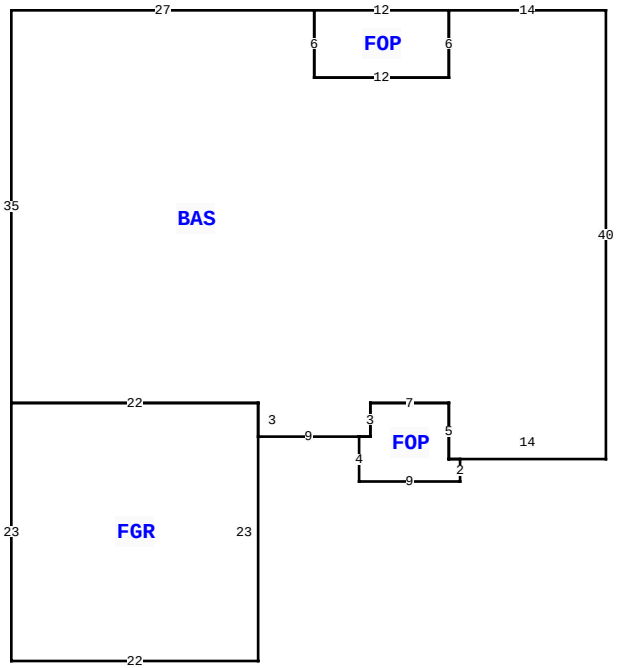
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
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	1,883	100		1,883	186,831
FGR	506	55		278	27,583
FOP	55	30		16	1,588
FOP	72	30		22	2,183
TOTALS	2,516			2,199	218,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,199	109.9980	121.00	266,079	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 1883 HX Base Yr 2023



175 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
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	100	0	0	1,358.00	UT	3.00	3.00	100	2007	2007	3	100	4,074	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,185
TOTAL MARKET OB/XF VALUE		5,674
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		253,859
SOH/AGL Deduction		1,012
ASSESSED VALUE		252,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,436
TOTAL JUST VALUE		253,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25066	SFR	580	10/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2714	11/23/2022	WD	U	I	30	125,500
GRANTOR: JOHNSON HUGH						
GRANTEE: ROBERTS WILLIAM GLE						
1479/2697	11/21/2022	WD	U	I	37	109,100
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: JOHNSON HUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W12 S6 E12 N6$ S6 W12 N6 W27 S35 FGR= S23 E22 N23 W22$ E22 S3 E9 FOP= S4 E9 N2 W1 N5 W7 S3 W1$ E1 N3 E7 S5 E14 N40$.

LAND DESCRIPTION

TOTAL OB/XF 5,674

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 11/17/2026 BY SYS