LOT 3 LAUREL LAKE S/D PHASE 3.
WD 1291-2434, WD 1320-1977, WD 1

GREBE RICK C/SALAZAR VIVIANA MELISSA MONTESINOS
158 SW CAMPHOR CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-303

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 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	07	07

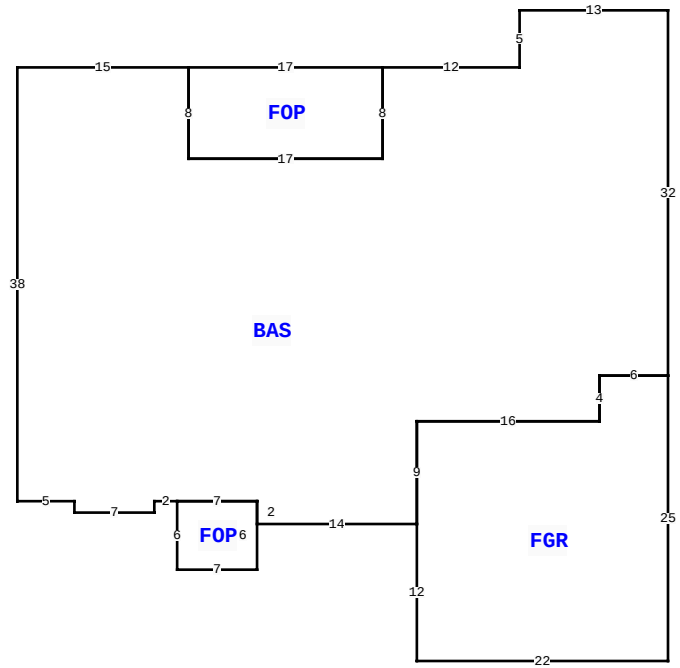
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100		1,952	262,860
FGR	486	55		267	35,955
FOP	42	30		13	1,751
FOP	136	30		41	5,521
TOTALS	2,616			2,273	306,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	129.8088	147.98	336,359	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2024 Heated Area: 1952 HX Base Yr 2024



158 SW CAMPHOR CT, 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		306,087
TOTAL MARKET OB/XF VALUE		42,073
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		378,160
SOH/AGL Deduction		6,199
ASSESSED VALUE		371,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,550
TOTAL JUST VALUE		378,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048532	Swimming Pool and	60,000	10/30/2023
000043466	Remodel	1,000	12/30/2021
33845	SFR	765	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1491/787	5/22/2023	WD	Q	I	05	449,900
GRANTOR: OGBURN BYRON T						
GRANTEE: GREBE RICK C						
1320/1977	8/19/2016	WD	Q	I	01	224,300
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: BRYON T & REBECCA O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S5 W12 FOP= W17 S8 E17 N8$ S8 W17 N8 W15 S38E5 S1 E7 N1 E2 FOP= S6 E7 N6 W7$ E7 S2 E14 FGR= S12 E22 N25 W6 S4 W16 S9$ N9 E16 N4 E6 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	2016	2016	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,377.00	UT	2.00	2.00	100	2016	2016	3	100	2,754	
3	0169	FENCE/WOOD	0	100	0	0	480.00	UT	10.50	10.50	100	2016	2016	3	100	5,040	
4	0030	BARN,MT	0	100	24	32	1.00	UT	0.00	0.00	100	2017	2017	3	100	7,500	
5	0280	POOL R/CON	0	100	13	27	351.00	UT	70.00	70.00	100	2025	2024		98	24,079	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 42,073

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 03/20/2026 BY robin Total Acres: 0.58 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2026 BY SYS