LOT 4 LAUREL LAKE S/D PHASE 3.
WD 1291-2434, WD 1348-2463,

METZGER NANETTE/DA SILVA DAYANA
172 SW CAMPHOR CT
LAKE CITY, FL 32024

2027

03-4S-16-02732-304

BUILDING CHARACTERISTICS

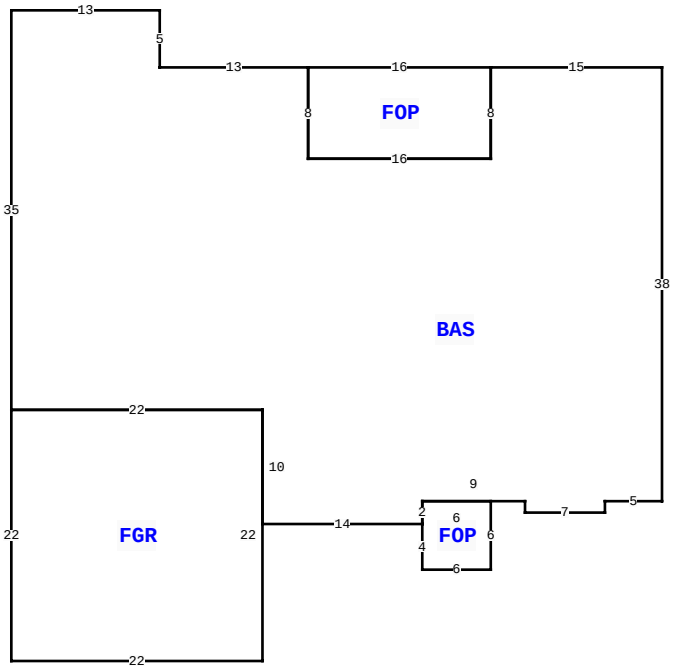
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,962	100		1,962	252,976
FGR	484	55		266	34,298
FOP	36	30		11	1,419
FOP	128	30		38	4,900
TOTALS	2,610			2,277	293,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	127.4130	140.15	319,122	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 2025 Heated Area: 1962 HX Base Yr



172 SW CAMPHOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	0	0	0	938.00	UT	2.00	2.00	100	2017	2017	3	100	1,876	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	293,592
TOTAL MARKET OB/XF VALUE	1,876
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	325,468
SOH/AGL Deduction	0
ASSESSED VALUE	325,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,468
TOTAL JUST VALUE	325,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35289	SFR	925	05/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/2463	11/29/2017	WD	Q	I	01	229,900
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: NANETTE METZGER & D						
1291/2434	3/27/2015	WD	Q	V	05	20,000
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W16 S8 E16 N8$ S8 W16 N8 W13 N5 W13 S35 FGR= S22 E22 N22 W22$ E22 S10 E14 FOP= S4 E6 N6 W6 S2 $ N2 E9 S1 E7 N1 E5 N38$.

LAND DESCRIPTION

TOTAL OB/XF 1,876

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	0		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