LOT 5 LAUREL LAKE S/D PHASE 3.
WD 1281-1603, WD 1304-1245,WD 13

OWEN FARHOD
190 SW CAMPHOR CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-305

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

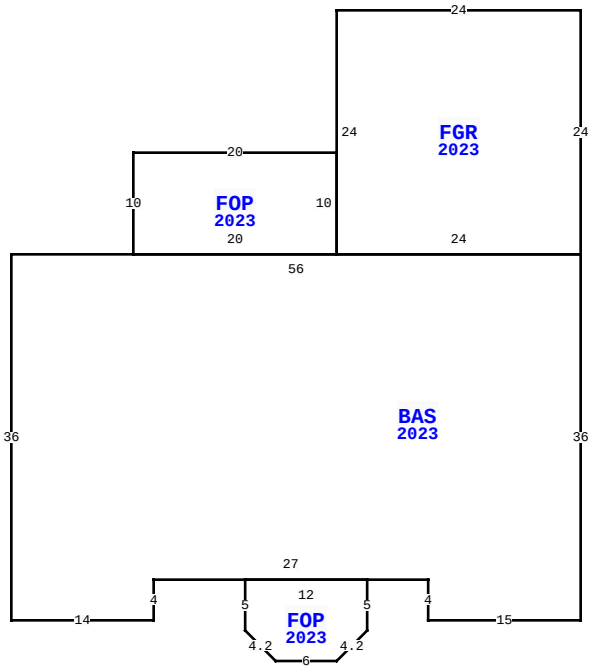
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,908	100	2023	1,908	265,380
FGR	576	55	2023	317	44,091
FOP	87	30	2023	26	3,616
FOP	200	30	2023	60	8,345
TOTALS	2,771			2,311	321,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	125.7795	143.39	331,374	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1908 HX Base Yr



190 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	321,433
TOTAL MARKET OB/XF VALUE	8,884
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	360,317
SOH/AGL Deduction	0
ASSESSED VALUE	360,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,317
TOTAL JUST VALUE	360,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048353	Solar Power Syste	13,000	10/06/2023
000034760	New Residential C	0	04/22/2022
34760	SFR		01/29/2021
35948	GARAGE	235	11/01/2017
34760	SFR	625	12/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/1004	5/06/2022	WD	Q	I	01	335,000
GRANTOR: HARRINGTON STEPHANIE						
GRANTEE: OWEN FARHOD						
1342/0131	8/04/2017	WD	Q	I	01	72,700
GRANTOR: GERALD D FLEMING II						
GRANTEE: STEPHANIE HARRINGTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=101,10] W56 S36 E14 N4 E27 S4 E15 N36 $
FGR=[YR=2023;ORIG=77,-14] E24 S24 W24 N24 $
FOP=[YR=2023;ORIG=57,0] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=80,42] W12 S5 D3R3 E6 U3R3 N5 $
.

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	1,120.00	UT	3.00	3.00	100	2023	2022		100	3,360	
2	0261	PRCH, UOP	0	0	12	36	1.00	UT	3,024.00	3,024.00	100	2024	2023		100	3,024	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 8,884

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 05/12/2026 BY SYS