LOT 8 LAUREL LAKE S/D PHASE 3 &
LAKE S/D PHASE 3, EX THE N .25 A

ANDERSON WILMA J/ANDERSON JOSEPH E
250 SW CAMPHOR CT
LAKE CITY, FL 32024

2027

03-4S-16-02732-308

BUILDING CHARACTERISTICS

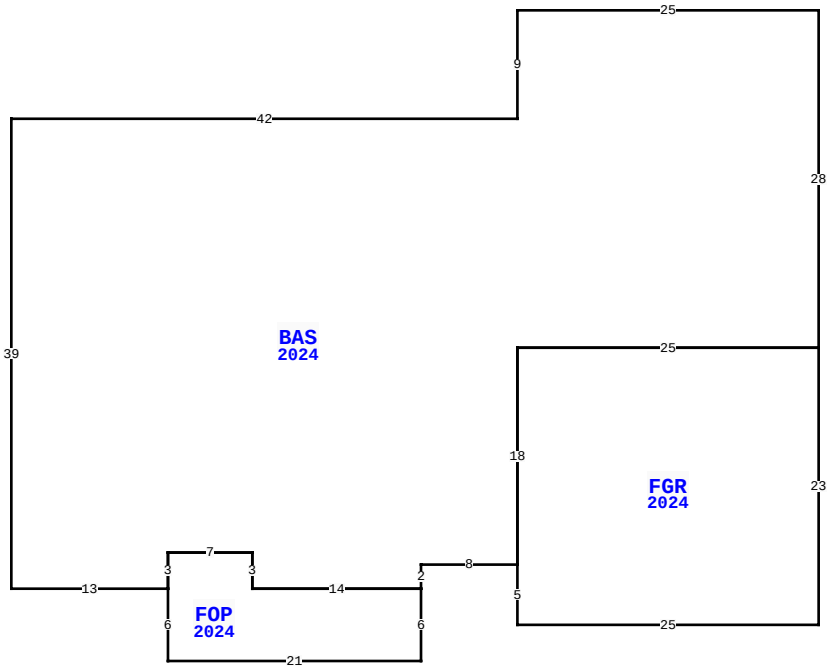
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,301	100	2024	2,301	285,864
FGR	575	55	2024	316	39,258
FOP	147	30	2024	44	5,466
TOTALS	3,023			2,661	330,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,661	115.2480	126.77	337,335	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2301 HX Base Yr 2024



250 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	100	0	0	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,588
TOTAL MARKET OB/XF VALUE		6,960
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		394,548
SOH/AGL Deduction		125,218
ASSESSED VALUE		269,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,919
TOTAL JUST VALUE		394,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049274	Storage Building	6,368	02/22/2024
000043100	New Residential C	220,000	11/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/400	2/19/2021	WD	Q	V	05	57,000
GRANTOR: TALMADGE JAMES THOMAS						
GRANTEE: ANDERSON WILMA J						
1404/1858	1/13/2020	QC	U	V	11	100
GRANTOR: VICORIA ANN TALMADGE						
GRANTEE: JAMES THOMAS TALMAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S39 E13 N3 E7 S3 E14 N2 E8 N18 E25 N28 W25 S9 W42 $
FOP=[YR=2024;ORIG=73,46] S3 S6 E21 N6 W14 N3 W7 $
FGR=[YR=2024;ORIG=102,29] S18 S5 E25 N23 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,960

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	1.40	30,000.00	42,000.00	42,000							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	15,000							

REVIEW DATE 03/27/2024 BY JB Total Acres: 1.40 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 11/17/2026 BY SYS