LOT 12 LAUREL LAKE S/D PHASE 3.
WD 1331-929, WD 1365-2053, WD 15

WILLIAMS DAVID JR/WILLIAMS AMELIA
199 SW CAMPHOR CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-312

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	13	LAM/VNLPLK 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	07	07

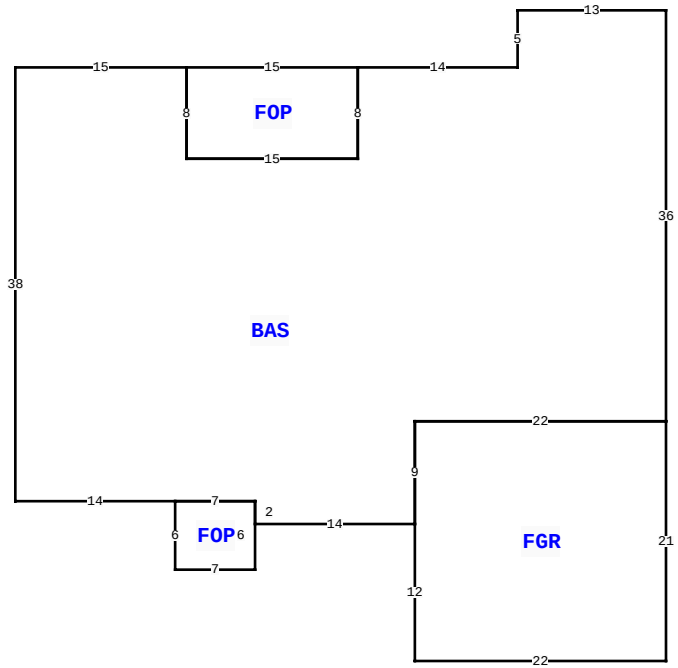
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100		1,985	268,286
FGR	462	55		254	34,330
FOP	42	30		13	1,758
FOP	120	30		36	4,866
TOTALS	2,609			2,288	309,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	124.7994	142.27	325,514	2018	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 1985 HX Base Yr 2025



199 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		309,238
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		342,328
SOH/AGL Deduction		77,864
ASSESSED VALUE		264,464
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,053
TOTAL JUST VALUE		342,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36242	SFR	900	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1526/1236	10/22/2024	WD	Q	I	01	409,900
GRANTOR: PATKE KONNIE E						
GRANTEE: WILLIAMS DAVID JR						
1505/1616	1/02/2024	WD	Q	I	01	388,000
GRANTOR: MARTINEZ JORGE L						
GRANTEE: PATKE KONNIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S5 W14 FOP= W15 S8 E15 N8$ S8 W15 N8 W15 S38 E14 FOP= S6 E7 N6 W7$ E7 S2 E14 FGR= S12 E22 N21 W22 S9 $ N9 E22 N36$.

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	929.00	UT	2.25	2.25	100	2018	2018	3	100	2,090	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,090

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 12/05/2024 BY TP Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/13/2026 BY SYS