

LOT 56 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 14

DRAMA INVESTMENTS, LLC
1999 RICHMOND ROAD, STE 300
LEXINGTON, KY 40502

2025

03-4S-16-02731-056



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	3416.0400	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	2023	1,823	272,769
FGR	441	55	2023	243	36,359
FOP	42	30	2023	13	1,945
FOP	232	30	2023	70	10,474
TOTALS	2,538			2,149	321,547

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	320.00	UT	3.00
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		PRD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	123.9282	152.68	328,109	2022	2022	0	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2025 Heated Area: 1823 HX Base Yr												
114 SW SILVER PALM DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		321,547	
TOTAL MARKET OB/XF VALUE		2,760	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		362,807	
SOH/AGL Deduction		0	
ASSESSED VALUE		362,807	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		362,807	
TOTAL JUST VALUE		362,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042612	New Residential C	230,000	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/2082	6/24/2024	WD Q	I	01		410,000
GRANTOR: MAP PROPERTY MANEGE						
GRANTEE: DRAMA INVESTMENTS,						
1509/2493	3/05/2024	WD Q	I	01		410,000
GRANTOR: HANSON JUSTIN						
GRANTEE: MAP PROPERTY MANAGE						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=29,-20] W29 N6 W14 S37 E21 S13 E7 S8 E15 N52 \$									
FGR=[YR=2023;ORIG=-14,11] E21 S21 W21 N21 \$									
FOP=[YR=2023;ORIG=0,-28] E29 S8 W29 N8 \$									
FOP=[YR=2023;ORIG=7,24] E7 S6 W7 N6 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		PRD	0.00	0.00	1.00