LOT 57 PRESERVE AT LAUREL LAKE U

WD 1260-2080, WD 1300-369, WD 14

FLORIDA GATEWAY HOMES LLC
3696 W US HIGHWAY
LAKE CITY, FL 32055

2026

03-4S-16-02731-057

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

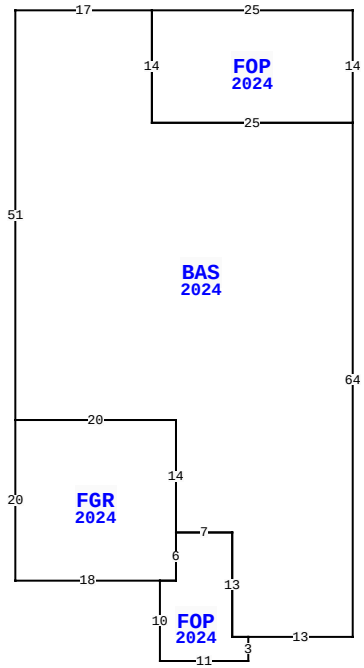
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	2,295	100	2024	2,295	334,553
FGR	400	55	2024	220	32,071
FOP	138	30	2024	41	5,977
FOP	350	30	2024	105	15,307
TOTALS	3,183			2,661	387,908

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	120.7360	148.75	395,824	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 2295 HX Base Yr



132 SW SILVER PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	387,908
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	427,608
SOH/AGL Deduction	0
ASSESSED VALUE	427,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,608
TOTAL JUST VALUE	427,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042409	New Residential C	230,000	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2513	10/15/2025	WD	Q	I	01	405,000
GRANTOR: CORNERSTONE PARTNERS,						
GRANTEE: FLORIDA GATEWAY HOM						
1533/1522	2/13/2025	WD	U	I	30	450,000
GRANTOR: SIMQUE AARON						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S51 E20 S14 E7 S13 E2 E13 N64 W25 N14 W17 $
FGR=[YR=2024;ORIG=60,61] S20 E18 E2 N6 N14 W20 $
FOP=[YR=2024;ORIG=78,81] S10 E11 N3 W2 N13 W7 S6 W2 $
FOP=[YR=2024;ORIG=77,10] S14 E25 N14 W25 $
.

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	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 04/10/2025 BY TP Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS