

LOT 60 & W1/2 OF LOT 59
 PRESERVE AT LAUREL LAKE UNIT 1
 & BEG SE COR OF LOT 61, N 79

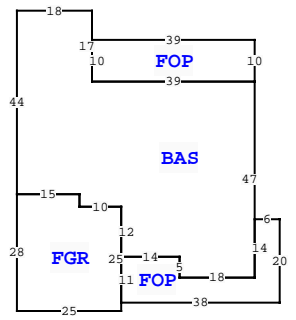
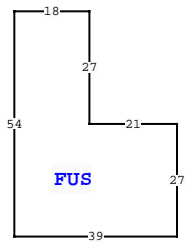
POWERS ALLISON
 621 SE DIVISION AVE
 LAKE CITY, FL 32025

2025

03-4S-16-02731-060

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	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
BAS	2,445	100	
FGR	670	55	
FOP	382	30	
FOP	390	30	
FUS	1,539	100	
TOTALS	5,426		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,584	125.4000	148.98	682,924	2016	2016	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2017 Heated Area: 3984 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	628,290		
TOTAL MARKET OB/XF VALUE	4,216		
TOTAL LAND VALUE - MARKET	67,375		
TOTAL MARKET VALUE	699,881		
SOH/AGL Deduction	224,344		
ASSESSED VALUE	475,537		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	424,815		
TOTAL JUST VALUE	699,881		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	679,437		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33220	SFR	1,411	07/27/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0910	12/11/2018	WD Q	Q	V	03	25,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ALLISON POWERS (A S						
1309/0552	2/04/2016	WD Q	Q	I	03	478,900
GRANTOR: PRESERVE AT LAUREL LA						
GRANTEE: ALLISON POWERS (A S						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	100	0	1,508.00	UT	2.00	2.00	

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

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 S44 FGR= S28 E25 N25 W10 N3 W15\$ E15 S3 E10 S12 FOP= S11 E38 N20 W6 S14 W18 N5 W14\$ E14 S5 E18 N47 FOP= N10 W39 S10 E39\$ W39 N17\$ PTR= N30 FUS= N27 W21 N27 W18 S54 E39\$ S30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PRD	0.00	0.00	1.50	LT		1.00	1.00	1.10	35,000.00	38,500.00	57,750							
2	0000	C	VAC RES	100		PRD	0.00	0.00	0.25	LT		1.00	1.00	1.10	35,000.00	38,500.00	9,625							