LOTS 80 & W1/2 OF 81 PRESERVE AT
UNIT 1. (E1/2 OF LOT 81 DESC ORB

HERNANDEZ MANUEL A ACOSTA/SEGURA MARIA PAULA
445 SILVER PALM DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-080

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

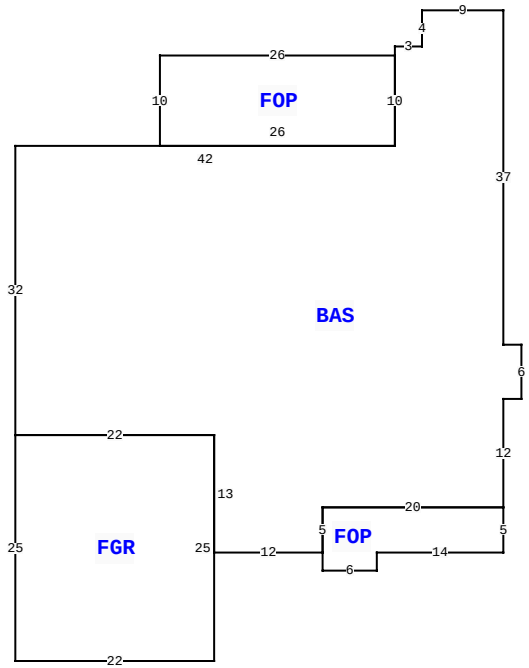
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,224	100		2,224	318,473
FGR	550	55		302	43,246
FOP	112	30		34	4,869
FOP	260	30		78	11,170
TOTALS	3,146			2,638	377,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	126.3416	155.65	410,605	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 2224 HX Base Yr 2022



445 SW SILVER PALM DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		377,757
TOTAL MARKET OB/XF VALUE		5,520
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		460,277
SOH/AGL Deduction		56,262
ASSESSED VALUE		404,015
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,293
TOTAL JUST VALUE		460,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35276	SFR	1,094	05/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/23	2/01/2021	WD	Q	I	01	365,000
GRANTOR: STEWART MICHAEL J						
GRANTEE: HERNANDEZ MANUEL A						
1350/2382	12/29/2017	WD	Q	I	01	322,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: MICHAEL J STEWART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S4 W3 S1 FOP= W26 S10 E26 N10$ S10 W42 S32 FGR= S25 E22 N25 W22$ E22 S13 E12 FOP= S2 E6 N2 E14 N5 W20 S5$ N5 E20 N12 E2 N6 W2 N37$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	760.00	UT	2.00	2.00	100	2017	2017	3	100	1,520	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,520

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.46 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 10/01/2025 BY SYS