

LOT 91 PRESERVE AT LAUREL LAKE U
WD 1169-1812, WD 1421-1712, WD14

TALBIRD CHARLOTTE BEDENBAUGH
259 SW SILVER PALM DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-091



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 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
Architectural Units	05	CONV 100
Condition Adj	03	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	1,923	100		1,923	264,298
FGR	637	55		350	48,104
FOP	100	30		30	4,124
FSP	145	40		58	7,972
FSP	280	40	2024	112	15,393
TOTALS	3,085			2,473	339,891

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,122.00	UT	2.25	2.25
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	3,000.00	3,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,473	132.8096	163.62	404,632	2009	2009	0	0	0 16.00	84.00

1 SINGLE FAM

100% - 2024

Heated Area: 1923

HX Base Yr 2024

The floor plan diagram illustrates the layout of a single-family home with various rooms and utility areas. The areas are labeled as follows:

- BAS** (Basement): A large rectangular area on the left side of the plan, with a width of 35 and a height of 33.
- FSP** (Furnace/Boiler): A rectangular area at the top center, with a width of 36 and a height of 8.
- FOP** (Furnace/Boiler): A rectangular area at the bottom left, with a width of 21 and a height of 4.
- FGR** (Furnace/Boiler): A rectangular area at the bottom right, with a width of 13 and a height of 15.

Dimensions for various sections and paths are provided:

- Top section: 36 (width), 8 (height), 23 (width), 11 (width), 12 (width), 4 (width), 2 (width), 4 (width), 17 (width), 5 (width), 5 (width).
- Left section: 4.2 (width), 8 (width), 4.2 (width), 35 (height), 4 (width), 13 (width), 2 (width), 8 (width), 4 (width), 11 (width), 15 (height), 13 (width), 12 (width), 26 (width).
- Right section: 33 (height), 7 (width), 13 (width), 3 (width), 5 (width), 9 (width), 13 (width), 2 (width).

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

TOTAL OB/XF											
6,425											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		339,891	
TOTAL MARKET OB/XF VALUE		6,425	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		384,816	
SOH/AGL Deduction		0	
ASSESSED VALUE		384,816	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		334,094	
TOTAL JUST VALUE		384,816	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045789	Roof Replacement	18,950	10/27/2022
000045506	Solar Power Syste	12,760	09/21/2022
28080	SFR	762	09/14/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1442/1097	6/28/2021	WD	Q	I	01
GRANTOR: NEUBAUER JANICE RUTH					
GRANTEE: TALBIRD CHARLOTTE B					
1421/1712	10/12/2020	WD	Q	I	01
GRANTOR: JEFFREY DANIEL & JOAN					
GRANTEE: JANICE RUTH NEUBAUER					

BUILDING NOTES											
BAS=[ORIG=0,0] W12 S4 W11 D3L3 S5 W17 N5 U3L3 W8 D3L3 S35 E21 S4 E11 N13 E5 S3 E13 N3 E7 N33 \$											
FGR=[ORIG=-25,46] S15 E13 N2 E12 N26 W7 S3 W13 N3 W5 S13 \$											
FSP=[ORIG=-23,4] W23 D3R3 S5 E17 N5 U3R3 \$											
FOP=[ORIG=-57,42] S4 E13 S2 E8 N6 W21 \$											
FSP=[YR=2024;ORIG=-10,-4] W36 S8 E23 E11 N4 E2 N4 \$											