**LOT 139 PRESERVE AT LAUREL LAKE**
WD 1260-2080, WD 1300-369, WD 15

**ADAMS HOMES OF NORTHWEST FLORIDA, INC**
100 WEST GARDEN ST, 2ND FLOOR
PENSACOLA, FL 32502

**2026**

**03-4S-16-02731-139**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

225 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 38,500 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 38,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 38,500 |
| TOTAL JUST VALUE | 38,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 38,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053084 | New Residential C | 279,000 | 05/12/2025 |
| 000052989 | Right-of-Way Acce | | 05/01/2025 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1520/1477 | 8/01/2024 | WD | Q | V | 05 | 2,220,000 |
| GRANTOR: CORNERSTONE HOMES OF | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |
| 1300/0369 | 8/17/2015 | WD | U | V | 30 | 2,945,000 |
| GRANTOR: CORNERSTONE PARTNERS | | | | | | |
| GRANTEE: CORNERSTONE HOMES O | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 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 04/03/2025 BY MLU Total Acres: 0.27 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/06/2025 BY SYS