LOT 144 PRESERVE AT LAUREL LAKE

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

FLORIDA GATEWAY HOMES LLC
3696 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

03-4S-16-02731-144

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 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		4 100
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	06	06

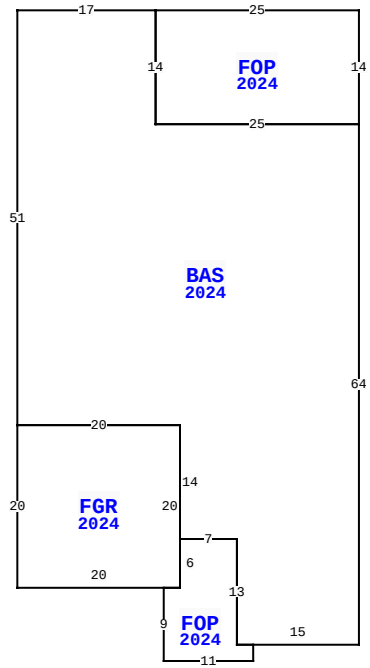
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2024	2,295	299,670
FGR	400	55	2024	220	28,727
FOP	127	30	2024	38	4,962
FOP	350	30	2024	105	13,710
TOTALS	3,172			2,658	347,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,658	108.1500	133.24	354,152	2023	2023	0	0	0	2.00	98.00

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



137 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	347,069
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	387,129
SOH/AGL Deduction	0
ASSESSED VALUE	387,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,129
TOTAL JUST VALUE	387,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043318	New Residential C	320,000	07/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/806	5/23/2025	WD	Q	I	01	415,000
GRANTOR: CORNERSTONE PARTNERS,						
GRANTEE: FLORIDA GATEWAY HOM						
1541/804	5/23/2025	WD	U	I	11	100
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W17 S51 E20 S14 E7 S13 E15 N64 W25 N14 $
FGR=[YR=2024;ORIG=43,61] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=60,10] E25 S14 W25 N14 $
FOP=[YR=2024;ORIG=70,75] W7 S6 W2 S9 E11 N2 W2 N13 $
.

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	520.00	UT	3.00	3.00	100	2024	2023		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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 09/04/2025 BY TP Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/07/2025 BY SYS