LOT 146 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-16-02731-146

BUILDING CHARACTERISTICS

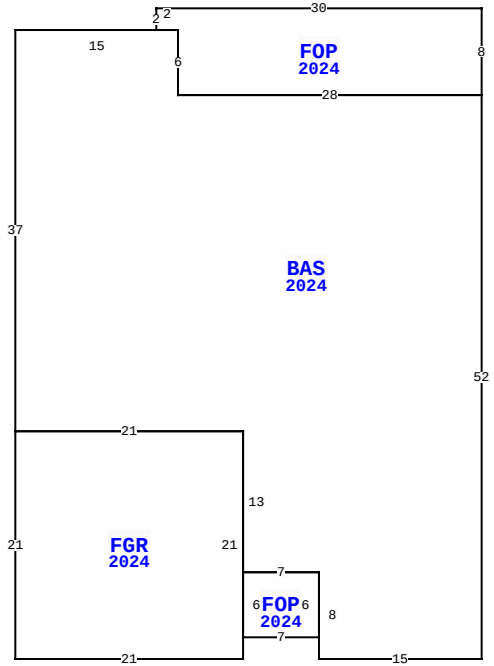
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,829	100	2024	1,829	248,519
FGR	441	55	2024	243	33,018
FOP	42	30	2024	13	1,766
FOP	228	30	2024	68	9,239
TOTALS	2,540			2,153	292,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	112.5442	138.65	298,513	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 1829 HX Base Yr



240 SW BELLFLOWER 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	292,543
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	332,483
SOH/AGL Deduction	0
ASSESSED VALUE	332,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,483
TOTAL JUST VALUE	332,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043306	New Residential C	320,000	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/499	10/25/2024	WD	Q	I	01	385,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: FLORIDA GATEWAY HOM						
1438/786	5/20/2021	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVES AT LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,9] W28 N6 W15 S37 E21 S13 E7 S8 E15 N52 $
FGR=[YR=2024;ORIG=17,40] E21 S21 W21 N21 $
FOP=[YR=2024;ORIG=38,53] E7 S6 W7 N6 $
FOP=[YR=2024;ORIG=60,1] W30 S2 E2 S6 E28 N8 $
.

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	1.00	UT	1,440.00	1,440.00	100	2024	2023		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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 12/17/2024 BY TP Total Acres: 0.28 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/07/2025 BY SYS