LOT 3 ARBOR GREENE AT EMERALD LA

995-2360, WD 1010-1648, QC 1207-

MORGAN DONNIE N/MORGAN AMBER N
132 NW SILVERLEAF LN
LAKE CITY, FL 32055-9508

2026

28-3S-16-02372-603

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

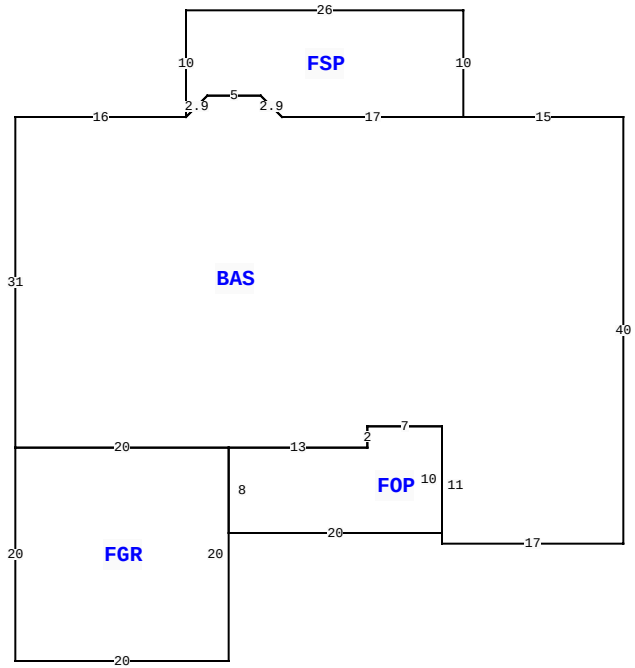
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	208,272
FGR	400	55		220	23,864
FOP	174	30		52	5,641
FSP	246	40		98	10,630
TOTALS	2,740			2,290	248,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	122.5983	137.31	314,440	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2025 Heated Area: 1920 HX Base Yr 2025



132 NW SILVERLEAF LN, 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		248,408
TOTAL MARKET OB/XF VALUE		43,489
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		326,897
SOH/AGL Deduction		0
ASSESSED VALUE		326,897
TOTAL EXEMPTION VALUE	HX HB 13	326,897
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		326,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043132	Roof Replacement	16,000	11/09/2021
34865	STORAGE	125	01/23/2017
34712	POOL	290	12/01/2016
21116	SFR	342	09/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2388	11/06/2024	WD	Q	I	01	369,000
GRANTOR: SEAY WILLIAM						
GRANTEE: MORGAN DONNIE N						
1214/2307	5/16/2011	WD	Q	I	01	172,000
GRANTOR: LAWRENCE J & REBECCA						
GRANTEE: ANGELA D TOMLINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W26 S10 R2 U2 E5 D2 R2 E17$ W17 L2 U2 W5 D2 L2 W16 S31 FGR= S20 E20 N20 W20$ E20 FOP= S8 E20 N10 W7 S2 W13$ E13 N2 E7 S11 E17 N40$.

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,835.00	UT	2.00	2.00	100	2004	2004	3	100	3,670	
3	0120	CLFENCE 4	0	100	0	0	340.00	UT	7.50	7.50	100	2007	2007	3	100	2,550	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	14.00	100	2007	2007	3	100	2,688	
5	0280	POOL R/CON	0	100	0	0	413.00	UT	70.00	70.00	100	2017	2017	3	84	24,284	
6	0282	POOL ENCL	0	100	28	38	1,064.00	UT	15.00	15.00	100	2017	2017	3	57	9,097	

LAND DESCRIPTION

TOTAL OB/XF 43,489

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/03/2024 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS