

LOT 6 & W 25 FT OF LOT 5 BLOCK 2
LAKE ESTATES S/D.

LINDO MICHAEL/LINDO MICHELLE
531 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-05974-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 80	0100	01	2,753	96.3585	107.92	297,104	1951	1951	0	0	0	35.00	65.00	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 20	2 SINGLE FAM 0% - 0													Heated Area: 2548 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														VALUATION BY													
Roof Cover	03	COMP SHNGL 100														STANDARD													
Interior Wall	04	PLYWOOD 100														Tax Group: 1													
Interior Floor	14	CARPET 90														Tax Dist:													
Interior Floor	15	HARDTILE 10														BUILDING MARKET VALUE													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE - MARKET													
Bedrooms	5	100														TOTAL MARKET VALUE													
Bathrooms	4	100														SOH/AGL Deduction													
Frame	01	NONE 100														ASSESSED VALUE													
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													
Architectual	05	CONV 100														BASE TAXABLE VALUE													
Units	0	100														TOTAL JUST VALUE													
Condition Adj	02	02 100														NCON VALUE													
Kitchen Adjus	01	01 100														INCOME VALUE													
Quality	04	04														PREVIOUS YEAR MKT VALUE													
DOR CODE	0100	SINGLE FAMILY														228,578													
MAP NUM	MKT AREA															06													
NEIGHBORHOOD/LOC	31317.010	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE														YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											
BAS	1,660	100		1,660	116,446																								
FCP	504	25		126	8,839																								
FOP	81	30		24	1,684																								
FOP	136	30		41	2,876																								
FUS	888	100		888	62,291																								
UST	32	45		14	982																								
TOTALS	3,301			2,753	193,118																								
EXTRA FEATURES										531 NW PALM DR, LAKE CITY																			
L N	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	0.00	0.00	100	0	2011	3	100	500													
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200													
TOTAL OB/XF 700																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0100	C	SFR	0		*RSF	2	0.00	0.00	15,830.73	SF	1.00	1.00	1.20	0.95	1.14	18,047												
REVIEW DATE 09/26/2025 BY TP Total Acres: 0.36 Total Land Value: 18,047 Market: 0 Agricultural: 0 Common: 18,047 PRINTED 11/18/2025 BY SYS																													