LOT 15 PRESERVE AT LAUREL LAKE U
WD 1202-743, WD 1296-2069, WD 13

SWANN BLAKE/SWANN TAYLOR
129 SW LOTUS GLN
LAKE CITY, FL 32024

**2026**

**03-4S-16-02731-015**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

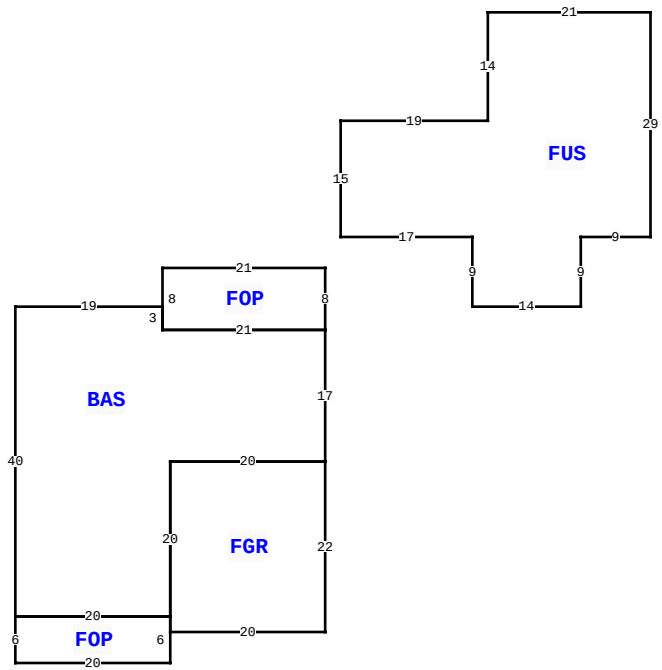
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,137 | 100 | | 1,137 | 158,510 |
| FGR | 440 | 55 | | 242 | 33,738 |
| FOP | 120 | 30 | | 36 | 5,019 |
| FOP | 168 | 30 | | 50 | 6,971 |
| FUS | 1,020 | 100 | | 1,020 | 142,199 |
| TOTALS | 2,885 | | | 2,485 | 346,437 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,485 | 120.3840 | 148.31 | 368,550 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 2157 HX Base Yr 2026




129 SW LOTUS GLN, 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 | | 346,437 |
| TOTAL MARKET OB/XF VALUE | | 1,308 |
| TOTAL LAND VALUE - MARKET | | 38,500 |
| TOTAL MARKET VALUE | | 386,245 |
| SOH/AGL Deduction | | 119,809 |
| ASSESSED VALUE | | 266,436 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 215,025 |
| TOTAL JUST VALUE | | 386,245 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 389,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37860 | SFR | 965 | 03/13/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/2157 | 4/10/2025 | WD | Q | I | 01 | 420,000 |
| GRANTOR: GUINN JONATHAN | | | | | | |
| GRANTEE: SWANN BLAKE | | | | | | |
| 1396/1364 | 10/15/2019 | WD | Q | I | 01 | 300,000 |
| GRANTOR: THE PRESERVE AT LAURE | | | | | | |
| GRANTEE: JONATHAN & HEIDI GU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S40 FOP= S6 E20 N6 W20$ E20 FGR= S2 E20 N22 W20 S20$ N20 E20 N17 FOP= N8 W21 S8 E21$ W21 N3$ PTR= E40 FUS= E14 N9 E9 N29 W21 S14 W19 S15 E17 S9$ W40$.

## 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 | 100 | 0 | 0 | 654.00 | UT | 2.00 | 2.00 | 100 | 2019 | 2019 | 3 | 100 | 1,308 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,308

| 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 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 35,000.00 | 38,500.00 | 38,500 | | | | | | | |

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.35 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/08/2026 BY SYS