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

2027

03-4S-16-02731-015

BUILDING CHARACTERISTICS

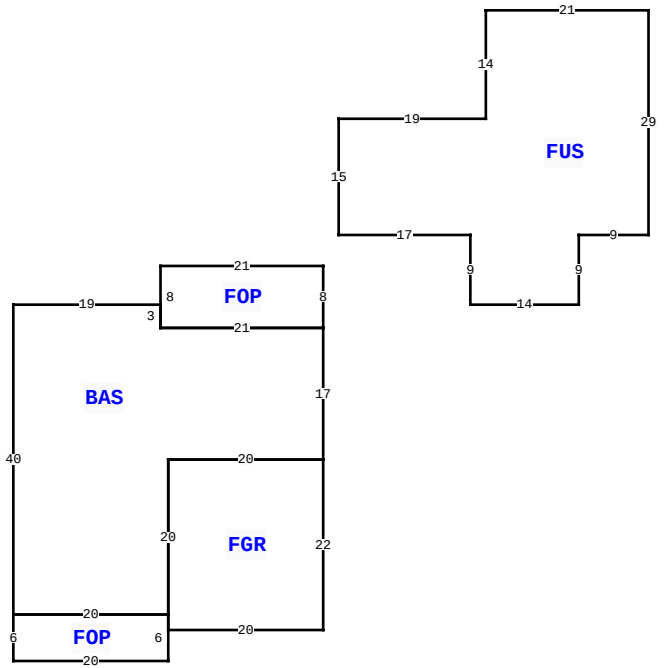
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	155,678
FGR	440	55		242	33,135
FOP	120	30		36	4,929
FOP	168	30		50	6,846
FUS	1,020	100		1,020	139,659
TOTALS	2,885			2,485	340,247

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	145.66	361,965	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	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,247
TOTAL MARKET OB/XF VALUE		1,308
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		380,055
SOH/AGL Deduction		105,626
ASSESSED VALUE		274,429
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,018
TOTAL JUST VALUE		380,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,245

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	

TOTAL OB/XF 1,308

LAND DESCRIPTION

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 11/17/2026 BY SYS