LOT 16 PRESERVE AT LAUREL LAKE U

WD 1159-365, WD 1234-1170, QC 13

LEVANGIE CAROLINE M/DOHRN CHRISTINE M
11108 LAKE KATHERINE CIR
CLERMONT, FL 34711

**2027**

**03-4S-16-02731-016**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| 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 |
| Quality | 07 | 07 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

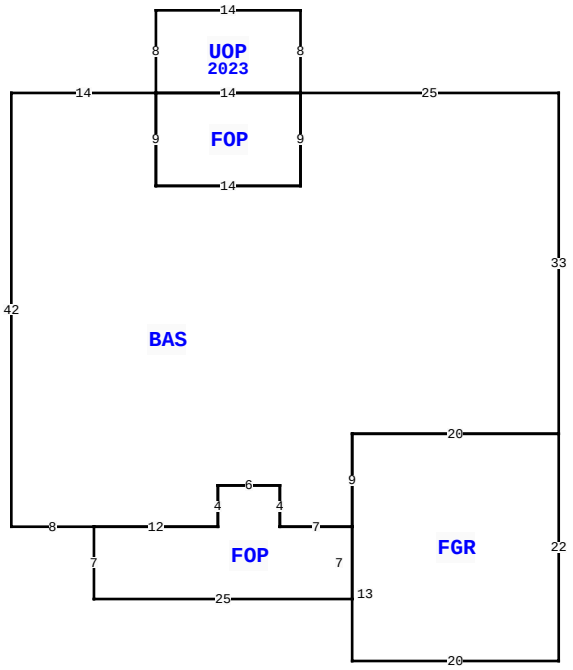
NEIGHBORHOOD/LOC 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,896 | 100 | | 1,896 | 259,519 |
| FGR | 440 | 55 | | 242 | 33,124 |
| FOP | 126 | 30 | | 38 | 5,202 |
| FOP | 199 | 30 | | 60 | 8,213 |
| UOP | 112 | 20 | 2023 | 22 | 3,011 |
| TOTALS | 2,773 | | | 2,258 | 309,068 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,258 | 130.0266 | 157.33 | 355,251 | 2012 | 2012 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1896 HX Base Yr




147 SW LOTUS GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/03/2025 MLU
INC DATE | AG DATE

## 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 | 861.00 | UT | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 100 | 1,722 | |
| 2 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 309,068 |
| TOTAL MARKET OB/XF VALUE | 3,522 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 351,090 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 351,090 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 351,090 |
| TOTAL JUST VALUE | 351,090 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 356,709 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30204 | SFR | 772 | 06/04/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/2432 | 3/31/2025 | LE | U | I | 14 | 100 |
| GRANTOR: MCNEELY DANIELLE | | | | | | |
| GRANTEE: MCNEELY DANIELLE (E | | | | | | |
| 1524/1887 | 10/02/2024 | WD | Q | I | 01 | 415,000 |
| GRANTOR: STINE PAMELA P | | | | | | |
| GRANTEE: MCNEELY DANIELLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S9 W14 N9 W14 S42 E8 E12 N4 E6 S4 E7 N9 E20 N33 $
FGR=[ORIG=-20,42] S13 E20 N22 W20 S9 $
FOP=[ORIG=-45,42] S7 E25 N7 W7 N4 W6 S4 W12 $
FOP=[ORIG=-25,0] W14 S9 E14 N9 $
UOP=[YR=2023;ORIG=-39,-8] S8 E14 N8 W14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,522

| 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 10/17/2024 BY TP Total Acres: 0.41 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS