LOT 18 PRESERVE AT LAUREL LAKE U
COR OF LOT 20, N 78 DEG W 131.31
E 91.14 FT TO PT ON E LINE OF LO

EADIE DAWN ASHLEY FAMILY TRUST
140 SW LOTUS GLEN
LAKE CITY, FL 32024

2027

03-4S-16-02731-018

BUILDING CHARACTERISTICS

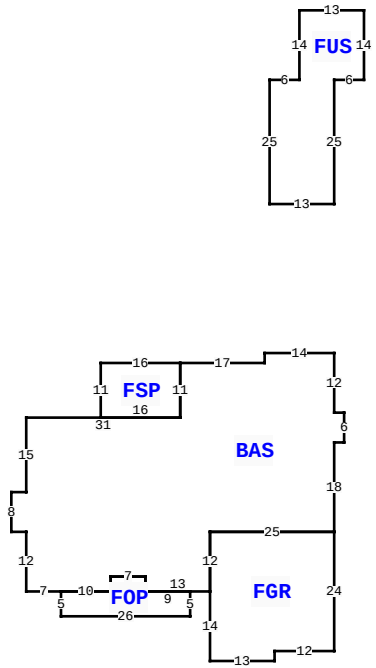
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,254	100		2,254	320,533
FGR	626	55		344	48,919
FOP	151	30		45	6,399
FSP	176	40		70	9,955
FUS	507	100		507	72,098
TOTALS	3,714			3,220	457,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,220	126.3755	152.91	492,370	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2761 HX Base Yr 2019



140 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	457,904
TOTAL MARKET OB/XF VALUE	2,464
TOTAL LAND VALUE - MARKET	42,350
TOTAL MARKET VALUE	502,718
SOH/AGL Deduction	126,513
ASSESSED VALUE	376,205
TOTAL EXEMPTION VALUE	HX HB 95 376,205
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	502,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36414	SFR	1,249	03/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1329	10/25/2018	WD	U	I	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: DAWN ASHLEY EADIE T						
1366/1002	8/09/2018	WD	Q	I	01	414,400
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: DAWN ASHLEY EADIE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W17 FSP= W16 S11 E16 N11$ S11 W31 S15 W3 S8 E3 S12 E7 FOP= S5 E26 N5 W9 N3 W7 S3 W10$ E10 N3 E7 S3 E13 FGR= S14 E13 N2 E12 N24 W25 S12$ N12 E25 N18 E2 N6 W2 N12$ PTR= N30 FUS= N25 E6 N14 W13 S14 W6 S25 E13$ S30$.

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	1,232.00	UT	2.00	2.00	100	2018	2018	3	100	2,464	

LAND DESCRIPTION

TOTAL OB/XF 2,464

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	1.21	35,000.00	42,350.00	42,350							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.44 Total Land Value: 42,350 Market: 0 Agricultural: 0 Common: 42,350 PRINTED 11/17/2026 BY SYS