

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

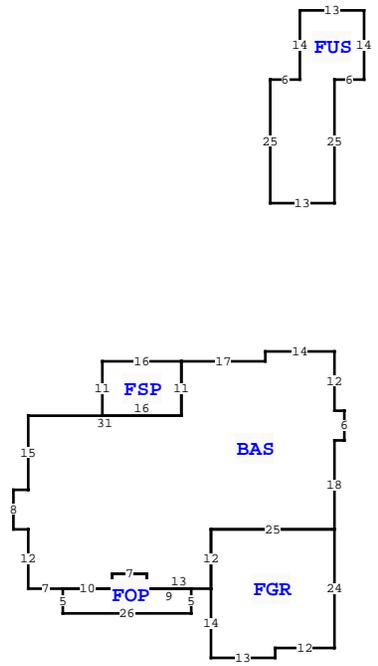
EADIE DAWN ASHLEY FAMILY TRUST  
 140 SW LOTUS GLEN  
 LAKE CITY, FL 32024

**2026**

03-4S-16-02731-018  


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 Floor	14		CARPET	80	
Interior Floor	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	
Architectural Units	05		CONV	100	
			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	326,360
FGR	626	55		344	49,808
FOP	151	30		45	6,516
FSP	176	40		70	10,135
FUS	507	100		507	73,410
TOTALS	3,714			3,220	466,229

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	155.69	501,322	2018	2018	0	0	0	7.00	93.00
1 SINGLE FAM			100% - 2019	Heated Area: 2761			HX Base Yr 2019					



EXTRA FEATURES																
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	100	0	0			2.00	100	2018	2018	3	100	2,464	

LAND DESCRIPTION													TOTAL OB/XF											
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	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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		466,229		
TOTAL MARKET OB/XF VALUE		2,464		
TOTAL LAND VALUE - MARKET		42,350		
TOTAL MARKET VALUE		511,043		
SOH/AGL Deduction		145,795		
ASSESSED VALUE		365,248		
TOTAL EXEMPTION VALUE		HX HB 95 365,248		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		511,043		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		516,057		

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\$.	