LOT 38 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

ADAMS HOMES OF NORTHWEST FLORIDA, INC
100 WEST GARDEN ST, 2ND FLOOR
PENSACOLA, FL 32502

2026

03-4S-16-02731-038

BUILDING CHARACTERISTICS

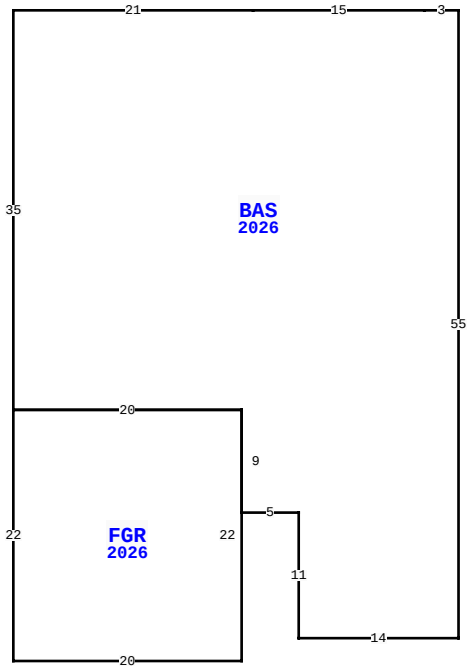
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,690	100	2026	1,690	237,073
FGR	440	55	2026	242	33,948
TOTALS	2,130			1,932	271,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	111.8700	140.28	271,021	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1690 HX Base Yr



581 SW BELLFLOWER DR, 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	271,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	309,521
SOH/AGL Deduction	0
ASSESSED VALUE	309,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,521
TOTAL JUST VALUE	309,521
NCON VALUE	271,021
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054159	New Residential C	296,000	09/29/2025
000054046	Right-of-Way Acce		09/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1477	8/01/2024	WD	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						
1300/0369	8/17/2015	WD	U	V	30	2,945,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CORNERSTONE HOMES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W3 W15 W21 S35 E20 S9 E5 S11 E14 N55 $
FGR=[YR=2026;ORIG=31,45] E20 S22 W20 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/11/2025 BY HC Total Acres: 0.35 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/13/2026 BY SYS