LOT 56 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 14

DRAMA INVESTMENTS, LLC
1999 RICHMOND ROAD, STE 300
LEXINGTON, KY 40502

2026

03-4S-16-02731-056

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

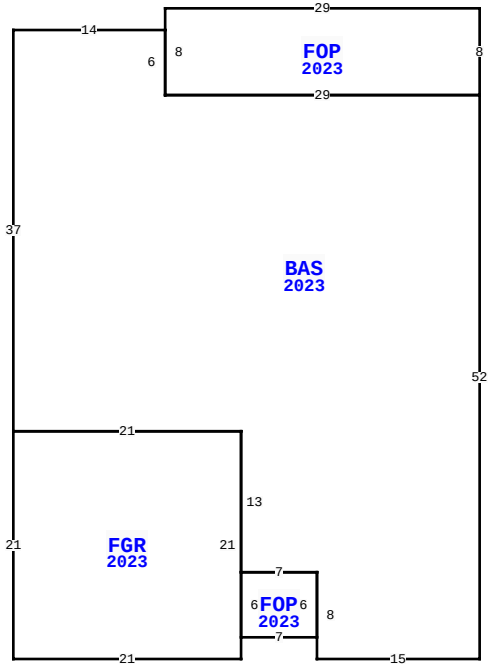
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	2023	1,823	269,986
FGR	441	55	2023	243	35,988
FOP	42	30	2023	13	1,925
FOP	232	30	2023	70	10,367
TOTALS	2,538			2,149	318,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	123.9282	152.68	328,109	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2025 Heated Area: 1823 HX Base Yr



114 SW SILVER PALM DR, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/03/2025 MLU
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	320.00	UT	3.00	3.00	100	2023	2022		100	960	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	318,266
TOTAL MARKET OB/XF VALUE	2,760
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	359,526
SOH/AGL Deduction	0
ASSESSED VALUE	359,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,526
TOTAL JUST VALUE	359,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042612	New Residential C	230,000	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2082	6/24/2024	WD	Q	I	01	410,000
GRANTOR: MAP PROPERTY MANAGEME						
GRANTEE: DRAMA INVESTMENTS,						
1509/2493	3/05/2024	WD	Q	I	01	410,000
GRANTOR: HANSON JUSTIN						
GRANTEE: MAP PROPERTY MANAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=29,-20] W29 N6 W14 S37 E21 S13 E7 S8 E15 N52 $
FGR=[YR=2023;ORIG=-14,11] E21 S21 W21 N21 $
FOP=[YR=2023;ORIG=0,-28] E29 S8 W29 N8 $
FOP=[YR=2023;ORIG=7,24] E7 S6 W7 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,760

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 08/09/2024 BY TP Total Acres: 0.27 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/26/2026 BY SYS