**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

**2027**

**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 |

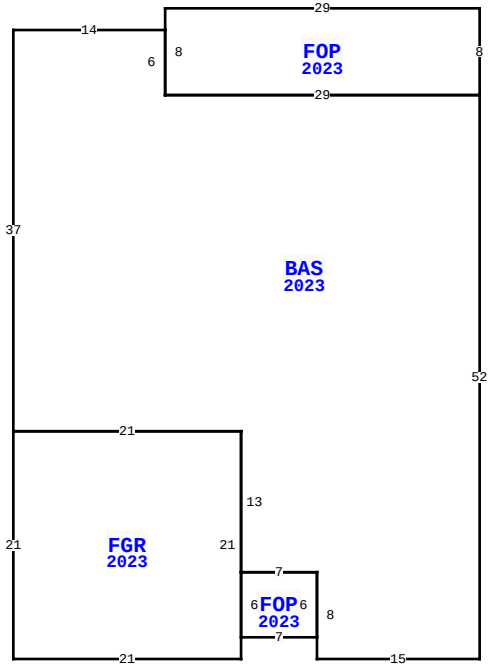
DOR CODE: 0100 SINGLE FAMILY
MAP NUM:
MKT AREA: 06
NEIGHBORHOOD/LOC: 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,823 | 100 | 2023 | 1,823 | 265,158 |
| FGR | 441 | 55 | 2023 | 243 | 35,345 |
| FOP | 42 | 30 | 2023 | 13 | 1,891 |
| FOP | 232 | 30 | 2023 | 70 | 10,182 |
| TOTALS | 2,538 | | | 2,149 | 312,576 |

## 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 | 149.95 | 322,243 | 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 | | 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 | 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 | 312,576 |
| TOTAL MARKET OB/XF VALUE | 2,760 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 353,836 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 353,836 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 353,836 |
| TOTAL JUST VALUE | 353,836 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 359,526 |

| 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 11/17/2026 BY SYS