

LOT 60 & W1/2 OF LOT 59
 PRESERVE AT LAUREL LAKE UNIT 1
 & BEG SE COR OF LOT 61, N 79

POWERS ALLISON
 621 SE DIVISION AVE
 LAKE CITY, FL 32025

2026

03-4S-16-02731-060


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 Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,584	125.4000	154.49	708,182	2016	2016	0	0	9.00	91.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100		2,445	343,732
FGR	670	55		368	51,735
FOP	382	30		115	16,167
FOP	390	30		117	16,448
FUS	1,539	100		1,539	216,362
TOTALS	5,426			4,584	644,446

EXTRA FEATURES: 164 SW SILVER PALM DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				644,446
TOTAL MARKET OB/XF VALUE				4,216
TOTAL LAND VALUE - MARKET				67,375
TOTAL MARKET VALUE				716,037
SOH/AGL Deduction				227,661
ASSESSED VALUE				488,376
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				436,965
TOTAL JUST VALUE				716,037
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				723,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33220	SFR	1,411	07/27/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0910	12/11/2018	WD Q	Q	V	03	25,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ALLISON POWERS (A S						
1309/0552	2/04/2016	WD Q	Q	I	03	478,900
GRANTOR: PRESERVE AT LAUREL LA						
GRANTEE: ALLISON POWERS (A S						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W18 S44 FGR= S28 E25 N25 W10 N3 W15\$ E15 S3 E10 S12 FOP= S11 E38 N20 W6 S14 W18 N5 W14\$ E14 S5 E18 N47 FOP= N10 W39 S10 E39\$ W39 N17\$ PTR= N30 FUS= N27 W21 N27 W18 S54 E39\$ S30\$.	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,508.00	UT	2.00	2.00	100	2016	2016	3	100	3,016	

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	1.50	LT		1.00	1.00	1.10	35,000.00	38,500.00	57,750							
2	0000	C	VAC RES	100		PRD	0.00	0.00	0.25	LT		1.00	1.00	1.10	35,000.00	38,500.00	9,625							