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

2027

03-4S-16-02731-060

BUILDING CHARACTERISTICS

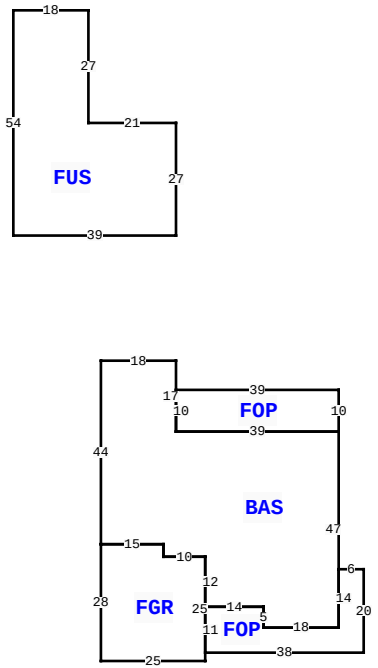
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	2,445	100		2,445	337,592
FGR	670	55		368	50,812
FOP	382	30		115	15,879
FOP	390	30		117	16,154
FUS	1,539	100		1,539	212,496
TOTALS	5,426			4,584	632,932

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	151.73	695,530	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 3984 HX Base Yr 2017



164 SW SILVER PALM DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		632,932
TOTAL MARKET OB/XF VALUE		4,216
TOTAL LAND VALUE - MARKET		67,375
TOTAL MARKET VALUE		704,523
SOH/AGL Deduction		201,496
ASSESSED VALUE		503,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,616
TOTAL JUST VALUE		704,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,037

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	V	03	25,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ALLISON POWERS (A S						
1309/0552	2/04/2016	WD	Q	I	03	478,900
GRANTOR: PRESERVE AT LAUREL LA						
GRANTEE: ALLISON POWERS (A S						

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 4,216

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	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							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.44 Total Land Value: 67,375 Market: 0 Agricultural: 0 Common: 67,375 PRINTED 11/16/2026 BY SYS