

LOT 70 PRESERVE AT LAUREL LAKE
 UNIT 1. WD 1248-830, WD 1251-1355, WD 1258-1344, QC 1356-

ZIPPER MARC TRUSTEE
 MARC ZIPPER RETIREMENT PLAN, 297 CHISWELL PLACE
 HEATHROW, FL 32746

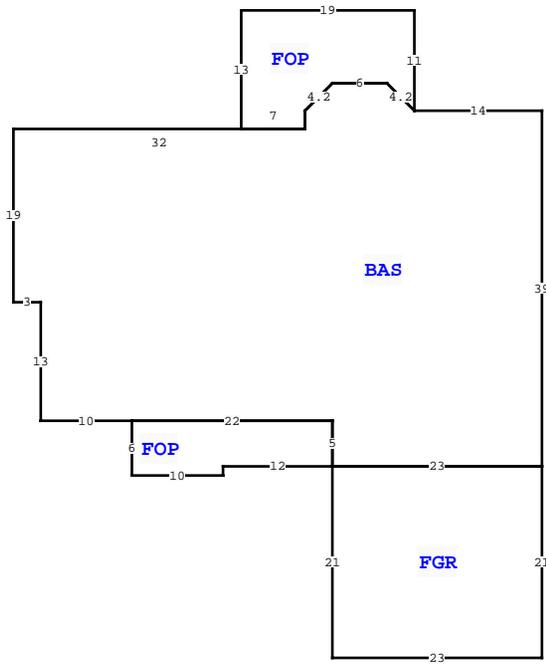
2026

03-4S-16-02731-070



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
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
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
BAS	2,011	100	
FGR	483	55	
FOP	120	30	
FOP	196	30	
TOTALS	2,810		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,372	122.6214	153.77	364,742	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 0% - 0 Heated Area: 2011 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	320,973			
TOTAL MARKET OB/XF VALUE	1,536			
TOTAL LAND VALUE - MARKET	38,500			
TOTAL MARKET VALUE	361,009			
SOH/AGL Deduction	7,504			
ASSESSED VALUE	353,505			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	353,505			
TOTAL JUST VALUE	361,009			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	358,957			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30875	SFR	787	03/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/1987	1/31/2018	QC	U	I	11	100
GRANTOR: MARC ZIPPER TRSTE MAR						
GRANTEE: MARC ZIPPER TRRUSTE						
1258/1344	7/19/2013	WD	Q	I	01	215,000
GRANTOR: ISAAC NICKELSON TRUST						
GRANTEE: MARC ZIPPER DEFINED						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	0	0	0		768.00	UT	2.00				2.00	1,536	

322 SW SILVER PALM DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/03/2025 MLU

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W14 FOP= N11 W19 S13 E7 N2 R3 U3 E6 D3 R3 \$ L3 U3
 W6 D3 L3 S2 W32 S19 E3 S13 E10 FOP= S6 E10 N1 E12 N5 W22\$
 E22 S5 FGR= S21 E23 N21 W23\$ E23 N39\$.

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							