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

2027

03-4S-16-02731-070

BUILDING CHARACTERISTICS

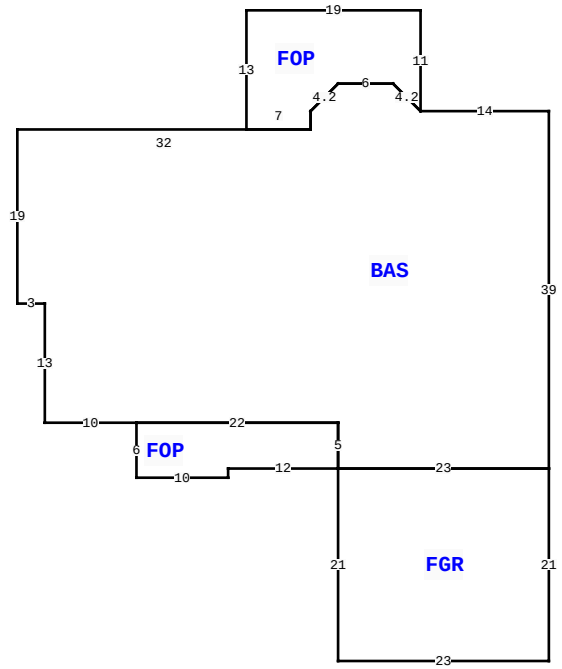
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100		2,011	262,567
FGR	483	55		266	34,730
FOP	120	30		36	4,700
FOP	196	30		59	7,704
TOTALS	2,810			2,372	309,702

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	148.37	351,934	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 0 Heated Area: 2011 HX Base Yr



322 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	768.00	UT	2.00	2.00	100	2013	2013	3	100	1,536	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	309,702
TOTAL MARKET OB/XF VALUE	1,536
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	349,738
SOH/AGL Deduction	0
ASSESSED VALUE	349,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,738
TOTAL JUST VALUE	349,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,373

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						

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 1,536

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 09/22/2023 BY KS Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS