LOT 78 PRESERVE AT LAUREL LAKE U

WD 1260-2080, WD 1300-369, WD 15

WARING LUCAS MACRAE
736 PROMENADE POINTE DR
SAINT AUGUSTINE, FL 32095

2026

03-4S-16-02731-078

BUILDING CHARACTERISTICS

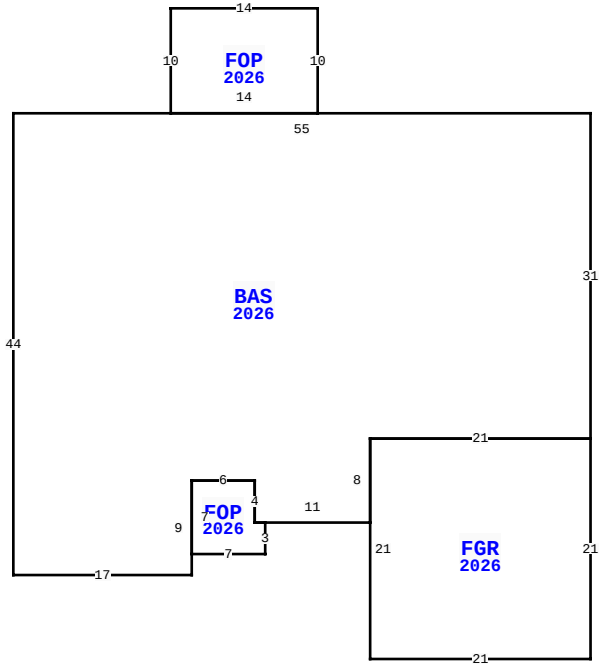
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,038	100	2026	2,038	259,499
FGR	441	55	2026	243	30,941
FOP	45	30	2026	14	1,783
FOP	140	30	2026	42	5,348
TOTALS	2,664			2,337	297,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	103.3560	127.33	297,570	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2038 HX Base Yr



436 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	297,570
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	337,390
SOH/AGL Deduction	0
ASSESSED VALUE	337,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,390
TOTAL JUST VALUE	337,390
NCON VALUE	298,890
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053080	New Residential C	306,000	07/07/2025
000052995	Right-of-Way Acce		05/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/763	1/05/2026	WD	Q	V	01	400,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WARING LUCAS MACRAE						
1520/1477	8/01/2024	WD	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-10] W55 S44 E17 N9 E6 S4 E11 N8 E21 N31 $
FOP=[YR=2026;ORIG=-30,-20] E14 S10 W14 N10 $
FOP=[YR=2026;ORIG=-22,25] W6 S7 E7 N3 W1 N4 $
FGR=[YR=2026;ORIG=-11,21] E21 S21 W21 N21 $
.

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	440.00	UT	3.00	3.00	100	2026	2025		100	1,320	

TOTAL OB/XF 1,320

LAND DESCRIPTION

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 03/26/2026 BY TP Total Acres: 0.29 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/22/2026 BY SYS