LOT 87 PRESERVE AT LAUREL LAKE U

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

ROUTEN DAVID OWEN/ROUTEN KIMBERLEIGH FOSTER
4339 KENMARE TRI
FRISCO, TX 75034

2026

03-4S-16-02731-087

BUILDING CHARACTERISTICS

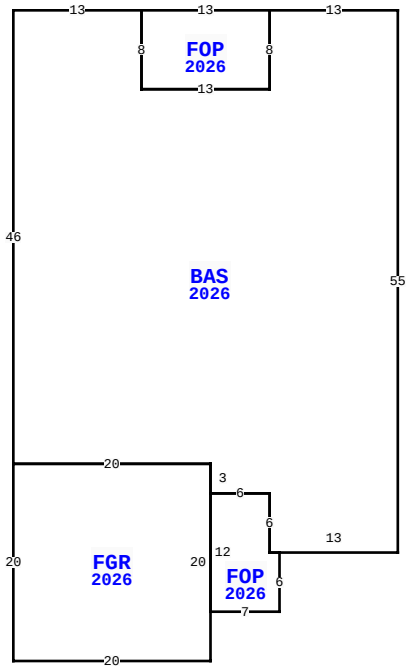
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,825	100	2026	1,825	223,964
FGR	400	55	2026	220	26,998
FOP	78	30	2026	23	2,823
FOP	104	30	2026	31	3,804
TOTALS	2,407			2,099	257,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	99.6138	122.72	257,589	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1825 HX Base Yr



329 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,589
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	298,089
SOH/AGL Deduction	0
ASSESSED VALUE	298,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,089
TOTAL JUST VALUE	298,089
NCON VALUE	259,589
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053081	New Residential C	271,000	06/22/2025
000052975	Right-of-Way Acce		04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1702	3/16/2026	WD	Q	I	01	369,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ROUTEN DAVID OWEN						
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=78,10] W13 S8 W13 N8 W13 S46 E20 S3 E6 S6 E13 N55 $
FGR=[YR=2026;ORIG=39,56] E20 S20 W20 N20 $
FOP=[YR=2026;ORIG=52,10] E13 S8 W13 N8 $
FOP=[YR=2026;ORIG=65,59] W6 S12 E7 N6 W1 N6 $
.

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	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	

TOTAL OB/XF 2,000

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 05/29/2026 BY TP Total Acres: 0.28 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/23/2026 BY SYS