LOT 88 PRESERVE AT LAUREL LAKE U

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

EVELAND CYRUS EDMUND IV/EVELAND NICOLE MARIE
311 SW SILVER PALM DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-088

BUILDING CHARACTERISTICS

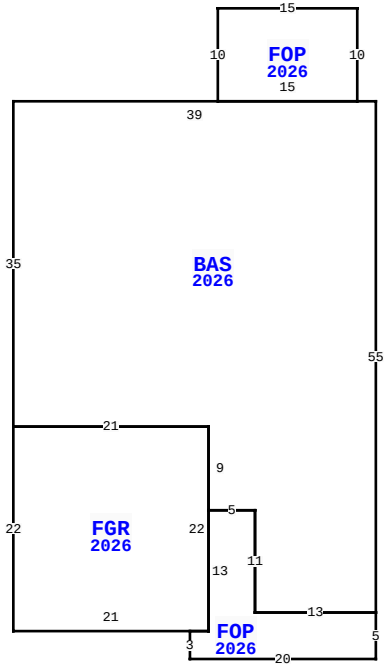
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,670	100	2026	1,670	203,456
FGR	462	55	2026	254	30,945
FOP	150	30	2026	45	5,482
FOP	151	30	2026	45	5,482
TOTALS	2,433			2,014	245,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	100.6830	121.83	245,366	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1670 HX Base Yr 2027



311 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	100	0	0	420.00	UT	3.50	3.50	100	2026	2025		100	1,470	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,366
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	285,336
SOH/AGL Deduction	0
ASSESSED VALUE	285,336
TOTAL EXEMPTION VALUE	HX HB 13 285,336
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	285,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053082	New Residential C	283,000	07/08/2025
000052994	Right-of-Way Acce		05/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1376	9/12/2025	WD	Q	I	01	368,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: EVELAND CYRUS EDMUN						
1520/1477	8/1/2024	WD	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=119,23] W39 S35 E21 S9 E5 S11 E13 N55 $
FGR=[YR=2026;ORIG=80,58] E21 S22 W21 N22 $
FOP=[YR=2026;ORIG=101,67] E5 S11 E13 S5 W20 N3 E2 N13 $
FOP=[YR=2026;ORIG=102,13] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS