LOT 90 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-339, WD 15

GRECIAN MICHAEL FREDERICK/GRECIAN ANDREA ELLEN
281 SW SILVER PALM DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-090

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 60
Interior Floo	14	CARPET 40
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

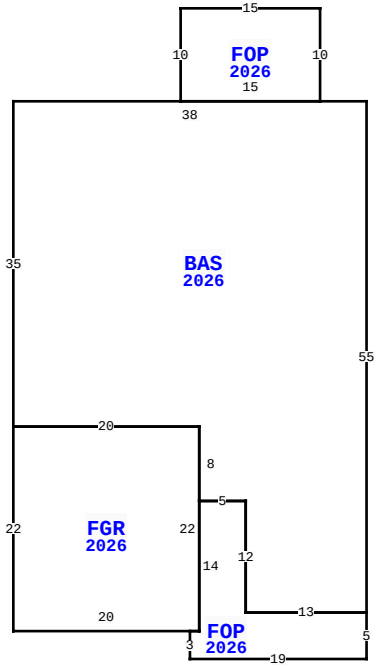
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	2026	1,630	219,854
FGR	440	55	2026	242	32,641
FOP	150	30	2026	45	6,070
FOP	153	30	2026	46	6,204
TOTALS	2,373			1,963	264,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	111.4740	134.88	264,769	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1630 HX Base Yr



281 SW SILVER PALM DR, LAKE CITY

BLD DATE		LGL DATE	04/20/2023 MLU
XF DATE		LAND DATE	
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	440.00	UT	5.00	5.00	100	2026	2025		100	2,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,769
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	30,800
TOTAL MARKET VALUE	297,769
SOH/AGL Deduction	0
ASSESSED VALUE	297,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,769
TOTAL JUST VALUE	297,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051714	New Residential C	292,000	12/05/2024
000051398	Right-of-Way Acce		11/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1327	3/25/2026	WD	Q	I	01	362,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GRECIAN MICHAEL FRE						
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=76,8] W38 S35 E20 S8 E5 S12 E13 N55 $
FGR=[YR=2026;ORIG=38,43] E20 S22 W20 N22 $
FOP=[YR=2026;ORIG=76,63] W13 N12 W5 S14 W1 S3 E19 N5 $
FOP=[YR=2026;ORIG=56,-2] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	28,000.00	30,800.00	30,800							

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.24 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 11/17/2026 BY SYS