LOT 91 PRESERVE AT LAUREL LAKE U
WD 1169-1812, WD 1421-1712, WD14

TALBIRD CHARLOTTE BEDENBAUGH
259 SW SILVER PALM DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-091

BUILDING CHARACTERISTICS

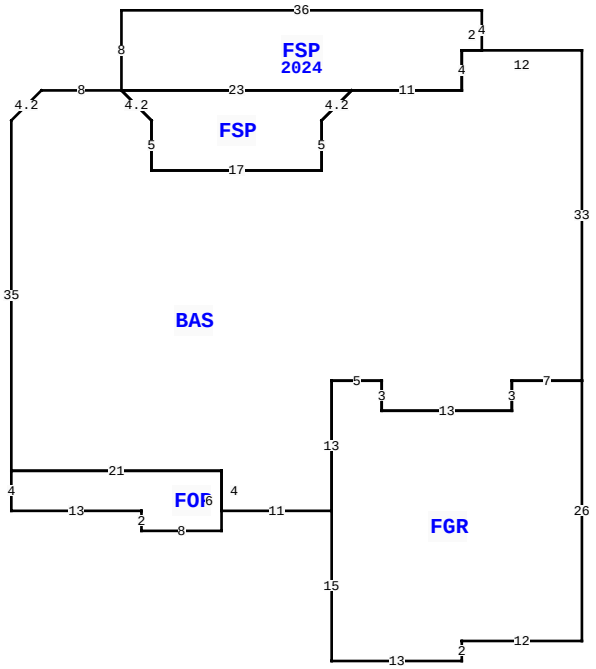
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,923	100		1,923	259,582
FGR	637	55		350	47,246
FOP	100	30		30	4,050
FSP	145	40		58	7,830
FSP	280	40	2024	112	15,118
TOTALS	3,085			2,473	333,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	132.8096	160.70	397,411	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2024 Heated Area: 1923 HX Base Yr 2024



259 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	333,825
TOTAL MARKET OB/XF VALUE	6,425
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	378,750
SOH/AGL Deduction	0
ASSESSED VALUE	378,750
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	327,339
TOTAL JUST VALUE	378,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045789	Roof Replacement	18,950	10/27/2022
000045506	Solar Power Syste	12,760	09/21/2022
28080	SFR	762	09/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1097	6/28/2021	WD	Q	I	01	328,000
GRANTOR: NEUBAUER JANICE RUTH						
GRANTEE: TALBIRD CHARLOTTE B						
1421/1712	10/12/2020	WD	Q	I	01	297,000
GRANTOR: JEFFREY DANIEL & JOAN						
GRANTEE: JANICE RUTH NEUBAUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S4 W11 D3L3 S5 W17 N5 U3L3 W8 D3L3 S35 E21 S4 E11 N13 E5 S3 E13 N3 E7 N33 $
FGR=[ORIG=-25,46] S15 E13 N2 E12 N26 W7 S3 W13 N3 W5 S13 $
FSP=[ORIG=-23,4] W23 D3R3 S5 E17 N5 U3R3 $
FOP=[ORIG=-57,42] S4 E13 S2 E8 N6 W21 $
FSP=[YR=2024;ORIG=-10,-4] W36 S8 E23 E11 N4 E2 N4 $
.

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	1,122.00	UT	2.25	2.25	100	2009	2009	3	100	2,525	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,425

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 09/22/2023 BY KS Total Acres: 0.44 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS