

LOT 108 PRESERVE AT LAUREL
LAKE UNIT 1. WD 1260-2080,
WD 1300-369, WD 1330-66,

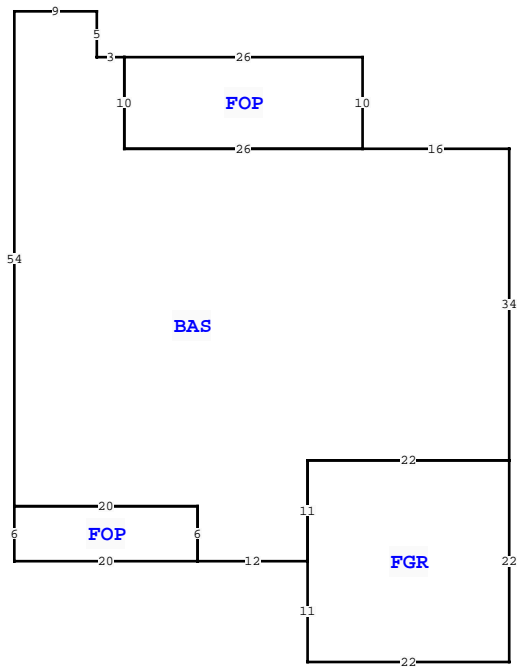
PAN CAIXIA/BIN LIN
505 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-108
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	
Architectual	05	CONV	100
Units	0	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
BAS	2,233	100	
FGR	484	55	
FOP	120	30	
FOP	260	30	
TOTALS	3,097		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
					Heated Area: 2233						
					HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		363,335	
TOTAL MARKET OB/XF VALUE		8,772	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		410,607	
SOH/AGL Deduction		115,209	
ASSESSED VALUE		295,398	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		243,987	
TOTAL JUST VALUE		410,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34334	SFR	881	08/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2226	8/06/2020	WD Q	Q	I	01	330,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CAIXIA PAN & LIN BI						
1330/0066	1/25/2017	WD U	V	11		100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: CORNERSTONE PARTNER						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	705.00	UT	2.00	100	2017	2017	3	100	1,410	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,162.00	100	2024	2023		100	3,162	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	100	2024	2023		100	3,000	

TOTAL OB/XF										8,772														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 FOP= N10 W26 S10 E26\$ W26 N10 W3 N5 W9 S54 FOP= S6 E20 N6 W20\$ E20 S6 E12 FGR= S11 E22 N22 W22 S11\$ N11 E22 N34\$.									