LOT 140 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1300-369, WD 15

SOUDER BRUCE CAMERON/SOUDER SHARON ELAINE
203 SW SILVER PALM DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-140

BUILDING CHARACTERISTICS

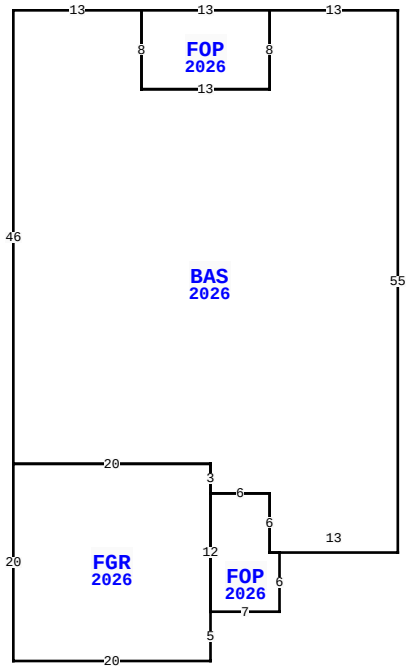
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	06	06
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	235,516
FGR	400	55	2026	220	28,391
FOP	78	30	2026	23	2,968
FOP	104	30	2026	31	4,001
TOTALS	2,407			2,099	270,876

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	106.6527	129.05	270,876	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1825 HX Base Yr 2026



203 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	270,876
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	310,576
SOH/AGL Deduction	0
ASSESSED VALUE	310,576
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	259,165
TOTAL JUST VALUE	310,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051047	New Residential C	272,000	12/05/2024
000050789	Right-of-Way Acce		09/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2561	4/04/2025	WD	Q	I	01	372,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SOUDER BRUCE CAMERO						
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=90,10] W13 S8 W13 N8 W13 S46 E20 S3 E6 S6 E13 N55 $
FOP=[YR=2026;ORIG=64,10] E13 S8 W13 N8 $
FOP=[YR=2026;ORIG=77,59] W6 S12 E7 N6 W1 N6 $
FGR=[YR=2026;ORIG=71,56] W20 S20 E20 N5 W12 N3 $
.

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	400.00	UT	3.00	3.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	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 02/27/2026 BY robin Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS