LOT 144 PRESERVE AT LAUREL LAKE

WD 1260-2080, WD 1300-369, WD 14

FLORIDA GATEWAY HOMES LLC
3696 W US HIGHWAY 90
LAKE CITY, FL 32055

**2026**

**03-4S-16-02731-144**

## BUILDING CHARACTERISTICS

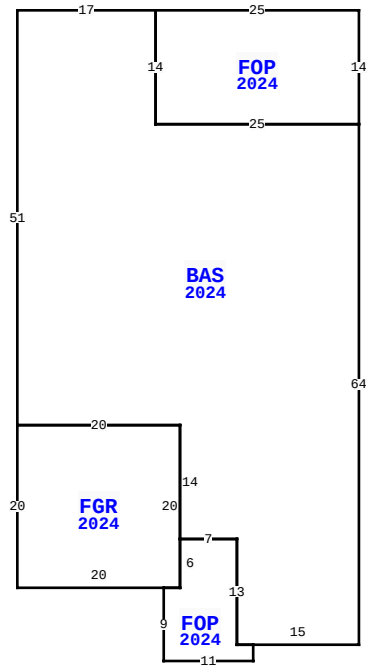
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | 03 | 03 100 |
| 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 | 2,295 | 100 | 2024 | 2,295 | 305,023 |
| FGR | 400 | 55 | 2024 | 220 | 29,239 |
| FOP | 127 | 30 | 2024 | 38 | 5,051 |
| FOP | 350 | 30 | 2024 | 105 | 13,955 |
| TOTALS | 3,172 | | | 2,658 | 353,268 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,658 | 108.1500 | 135.62 | 360,478 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2295 HX Base Yr




137 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 | 353,268 |
| TOTAL MARKET OB/XF VALUE | 1,560 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 393,328 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 393,328 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 393,328 |
| TOTAL JUST VALUE | 393,328 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 390,670 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043318 | New Residential C | 320,000 | 07/31/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1541/806 | 5/23/2025 | WD | Q | I | 01 | 415,000 |
| GRANTOR: CORNERSTONE PARTNERS, | | | | | | |
| GRANTEE: FLORIDA GATEWAY HOM | | | | | | |
| 1541/804 | 5/23/2025 | WD | U | I | 11 | 100 |
| GRANTOR: THE PRESERVE AT LAURE | | | | | | |
| GRANTEE: CORNERSTONE PARTNER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W17 S51 E20 S14 E7 S13 E15 N64 W25 N14 $
FGR=[YR=2024;ORIG=43,61] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=60,10] E25 S14 W25 N14 $
FOP=[YR=2024;ORIG=70,75] W7 S6 W2 S9 E11 N2 W2 N13 $
.

## 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 | 520.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 1,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,560

| 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 | 35,000.00 | 38,500.00 | 38,500 | | | | | | | |

REVIEW DATE 09/04/2025 BY TP Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/13/2026 BY SYS