LOT 16 LAUREL LAKE S/D.
976-489, WD 1050-1610, WD 1139-4

ZHANG HUI/ZHI YUAN JIN
112 SW BIRCH GLN
LAKE CITY, FL 32024

2027

03-4S-16-02732-116

BUILDING CHARACTERISTICS

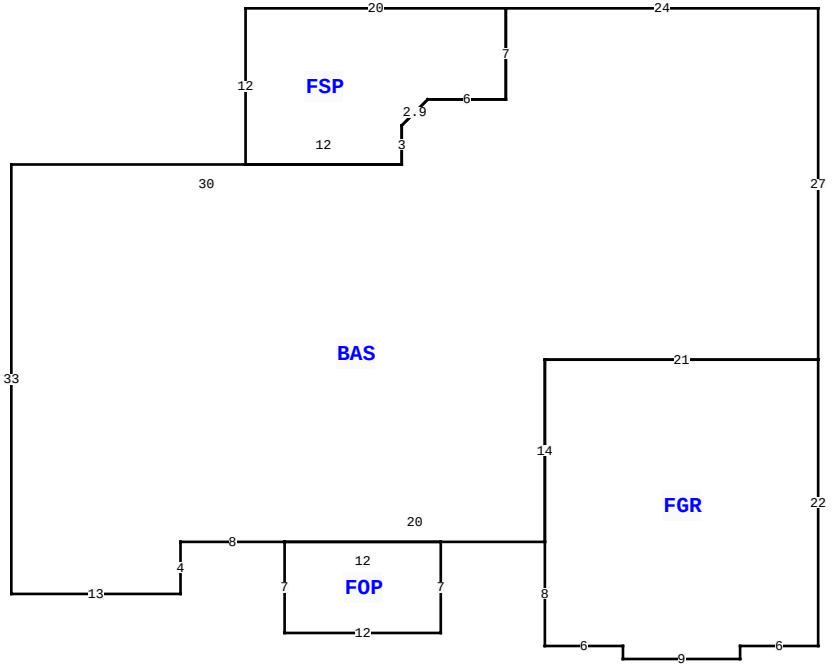
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100		1,882	197,524
FGR	471	55		259	27,183
FOP	84	30		25	2,624
FSP	202	40		81	8,501
TOTALS	2,639			2,247	235,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	128.9376	141.83	318,692	2005	2005	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2026 Heated Area: 1882 HX Base Yr 2026



112 SW BIRCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,875.00	UT	2.50	2.50	100	2005	2005	3	100	4,688	
3	0130	CLFENCE 5	0	100	0	0	240.00	UT	8.50	8.50	100	2007	2007	3	100	2,040	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,832
TOTAL MARKET OB/XF VALUE	11,728
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	277,560
SOH/AGL Deduction	60,755
ASSESSED VALUE	216,805
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	165,394
TOTAL JUST VALUE	277,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042153	Roof Replacement	20,262	06/16/2021
22186	SFR	565	08/12/2004
21953	SFR	611	06/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1630	6/24/2025	WD	Q	I	01	365,000
GRANTOR: CALDWELL DEIREECE R						
GRANTEE: ZHANG HUI						
1139/0482	12/20/2007	WD	Q	I		205,000
GRANTOR: TECOA N ISABELL TURNE						
GRANTEE: DEIREECE R CALDWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S7 W6 D2L2 S3 W30 S33 E13 N4 E8 E20 N14 E21 N27 $
FGR=[ORIG=-21,41] S8 E6 S1 E9 N1 E6 N22 W21 S14 $
FSP=[ORIG=-24,0] W20 S12 E12 N3 U2R2 E6 N7 $
FOP=[ORIG=-41,41] S7 E12 N7 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,728

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/25/2025 BY TP Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS