

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

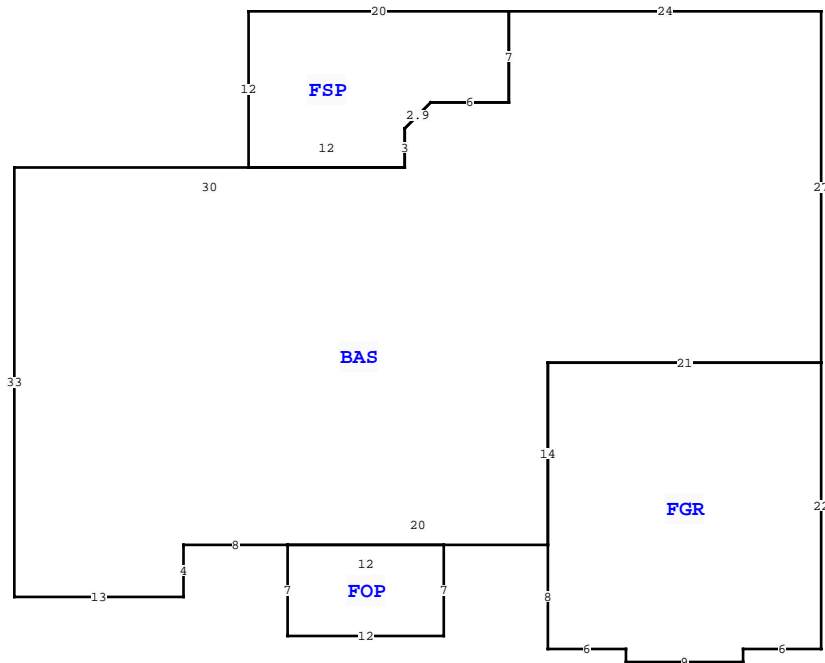
ZHANG HUI/ZHI YUAN JIN
112 SW BIRCH GLN
LAKE CITY, FL 32024

2026

03-4S-16-02732-116

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,882	100	
FGR	471	55	
FOP	84	30	
FSP	202	40	
TOTALS	2,639		
		2,247	240,122

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%	- 2026								
Heated Area: 1882						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	240,122			
TOTAL MARKET OB/XF VALUE	11,728			
TOTAL LAND VALUE - MARKET	30,000			
TOTAL MARKET VALUE	281,850			
SOH/AGL Deduction	71,360			
ASSESSED VALUE	210,490			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	159,079			
TOTAL JUST VALUE	281,850			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	283,894			

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	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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005
2	0166	CONC,PAVMT	0	100	0	1,875.00	UT	2.50	2.50	100	2005
3	0130	CLFENCE 5	0	100	0	240.00	UT	8.50	8.50	100	2007
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017
5	0294	SHED WOOD/	0	100	0	1.00	UT	2,500.00	2,500.00	100	2024

TOTAL OB/XF												11,728			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00				

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			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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											