

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

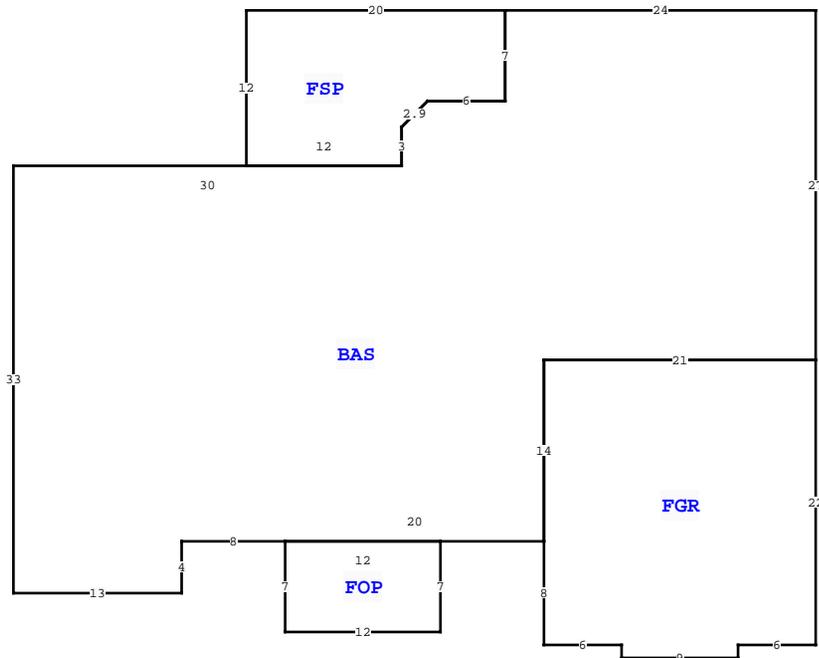
ZHANG HUI/ZHI YUAN JIN
112 SW BIRCH GLN
LAKE CITY, FL 32024

2026

03-4S-16-02732-116

ELEMENT	CD	CONSTRUCTION
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100		1,882	204,710
FGR	471	55		259	28,172
FOP	84	30		25	2,720
FSP	202	40		81	8,810
TOTALS	2,639			2,247	244,412

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

EXTRA FEATURES											
112 SW BIRCH GLN, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/09/2025	MLU						

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

TOTAL OB/XF											
11,728											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	244,412			
TOTAL MARKET OB/XF VALUE	11,728			
TOTAL LAND VALUE - MARKET	30,000			
TOTAL MARKET VALUE	286,140			
SOH/AGL Deduction	71,360			
ASSESSED VALUE	214,780			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	163,369			
TOTAL JUST VALUE	286,140			
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	Q	I		205,000
GRANTOR: TECOA N ISABELL TURNE						
GRANTEE: DEIREECE R CALDWELL						

BUILDING NOTES											
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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 \$											