LOT 6 & W 25 FT OF LOT 5 BLOCK 2
LAKE ESTATES S/D.

LINDO MICHAEL/LINDO MICHELLE
531 NW PALM DR
LAKE CITY, FL 32055

**2026**

**31-3S-17-05974-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

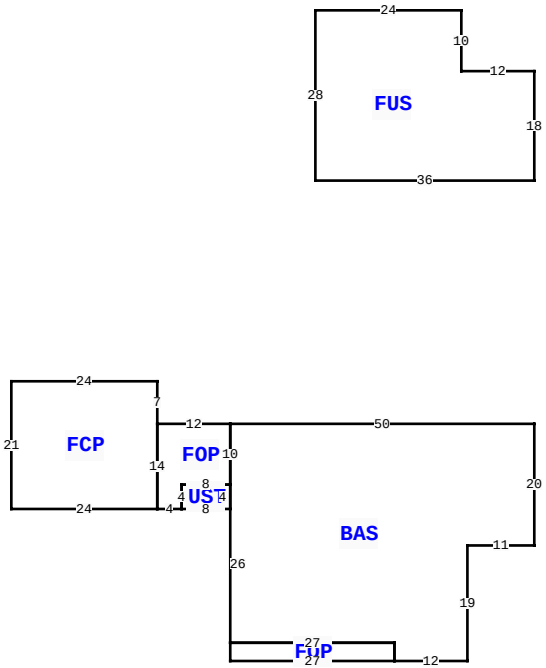
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,660 | 100 | | 1,660 | 118,528 |
| FCP | 504 | 25 | | 126 | 8,997 |
| FOP | 81 | 30 | | 24 | 1,713 |
| FOP | 136 | 30 | | 41 | 2,928 |
| FUS | 888 | 100 | | 888 | 63,406 |
| UST | 32 | 45 | | 14 | 1,000 |
| TOTALS | 3,301 | | | 2,753 | 196,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,753 | 96.3585 | 109.85 | 302,417 | 1951 | 1951 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 100% - 2026 Heated Area: 2548 HX Base Yr 2026




531 NW PALM DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 196,571 |
| TOTAL MARKET OB/XF VALUE | | 700 |
| TOTAL LAND VALUE - MARKET | | 18,047 |
| TOTAL MARKET VALUE | | 215,318 |
| SOH/AGL Deduction | | 32,642 |
| ASSESSED VALUE | | 182,676 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 131,265 |
| TOTAL JUST VALUE | | 215,318 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 228,578 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/732 | 9/09/2025 | WD | Q | I | 01 | 240,000 |
| GRANTOR: MYERS JAMES | | | | | | |
| GRANTEE: LINDO MICHAEL | | | | | | |
| 1455/1272 | 12/21/2021 | LE | U | I | 14 | 100 |
| GRANTOR: MYERS JAMES (ENH LE) | | | | | | |
| GRANTEE: MYERS TIMOTHY PATRI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 FOP= W12 FCP= N7 W24 S21 E24 N14$ S14 E4 N4 E8 N10$ S10UST= W8 S4 E8N4$ S26 FOP= S3 E27 N3 W27$E27 S3 E12 N19 E11 N20$ PTR= N40 FUS= N18 W12 N10 W24 S28 E36$ S40$.

## 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 700

| 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 | 15,830.73 | SF | | 1.00 | 1.00 | 1.20 | 0.95 | 1.14 | 18,047 | | | | | | | |

REVIEW DATE 09/26/2025 BY TP Total Acres: 0.36 Total Land Value: 18,047 Market: 0 Agricultural: 0 Common: 18,047 PRINTED 05/08/2026 BY SYS