LOT 6 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1300-369, WD 13

SPARKS ROSANNE
466 SW ROEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
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
Quality	07	07

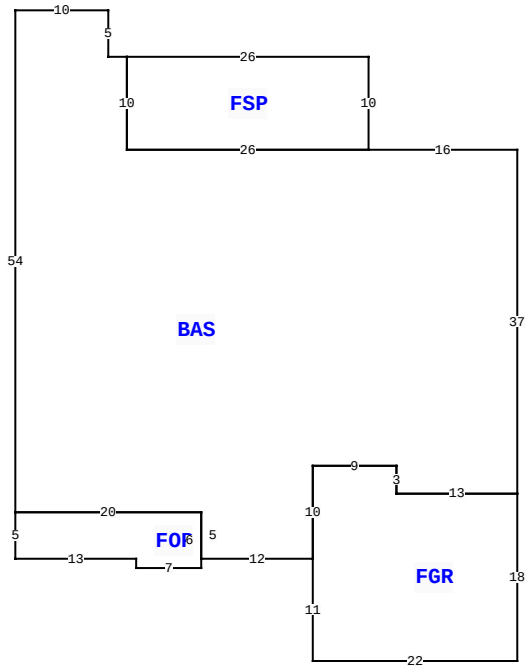
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100		2,265	321,171
FGR	423	55		233	33,039
FOP	107	30		32	4,537
FSP	260	40		104	14,747
TOTALS	3,055			2,634	373,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,634	123.7544	152.47	401,606	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2024 Heated Area: 2265 HX Base Yr 2024



466 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		373,494
TOTAL MARKET OB/XF VALUE		6,548
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		418,542
SOH/AGL Deduction		0
ASSESSED VALUE		418,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		367,820
TOTAL JUST VALUE		418,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35834	SFR	1,074	10/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1193	11/01/2023	WD	U	I	11	100
GRANTOR: SPARKS JOSHUA D						
GRANTEE: SPARKS ROSANNE						
1399/1678	11/12/2019	WD	Q	I	01	294,900
GRANTOR: SYLVIA N HILL						
GRANTEE: JOSHUA D SPARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W26 S10 E26$ W26 N10 W2 N5 W10 S54 FOP= S5 E13 S1 E7 N6 W20$ E20 S5 E12 FGR= S11 E22 N18 W13 N3 W9 S10$ N10 E9 S3 E13 N37$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	774.00	UT	2.00	2.00	100	2018	2018	3	100	1,548	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 6,548

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 10/03/2025 BY SYS