LOT 9 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1294-1178, WD 1

KNOWLES BRIAN/KNOWLES LORI
514 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-009

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	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
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

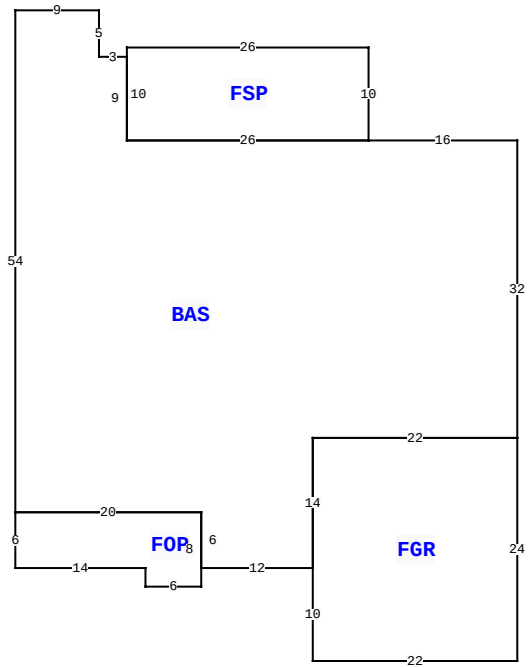
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100		2,209	309,313
FGR	528	55		290	40,607
FOP	132	30		40	5,601
FSP	260	40		104	14,563
TOTALS	3,129			2,643	370,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,643	123.5388	152.20	402,265	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 2209 HX Base Yr 2022



514 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,084
TOTAL MARKET OB/XF VALUE		7,278
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		415,862
SOH/AGL Deduction		59,530
ASSESSED VALUE		356,332
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,610
TOTAL JUST VALUE		415,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/1333	4/08/2021	WD	Q	I	01	334,900
GRANTOR: THOMAS JOSHUA H						
GRANTEE: KNOWLES BRIAN						
1350/1187	12/21/2017	WD	Q	I	01	289,900
GRANTOR: PRESERVE AT LAUREL LA						
GRANTEE: JOSHUA H & COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W26 N9 W3 N5 W9 S54 E20 S6 E12 N14 E22 N32 $
FGR=[ORIG=-22,46] S10 E22 N24 W22 S14 $
FSP=[ORIG=-16,0] N10 W26 S10 E26 $
FOP=[ORIG=-54,40] S6 E14 S2 E6 N8 W20 $
.

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	2017	2017	3	100	1,478	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2017		100	2,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 7,278

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: 0.26 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS