LOT 10 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

SPARKS PATRICK FOSTER/SPARKS VICKI LYNN
PO BOX 3758
LAKE CITY, FL 32056

**2026**

**03-4S-16-02731-010**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

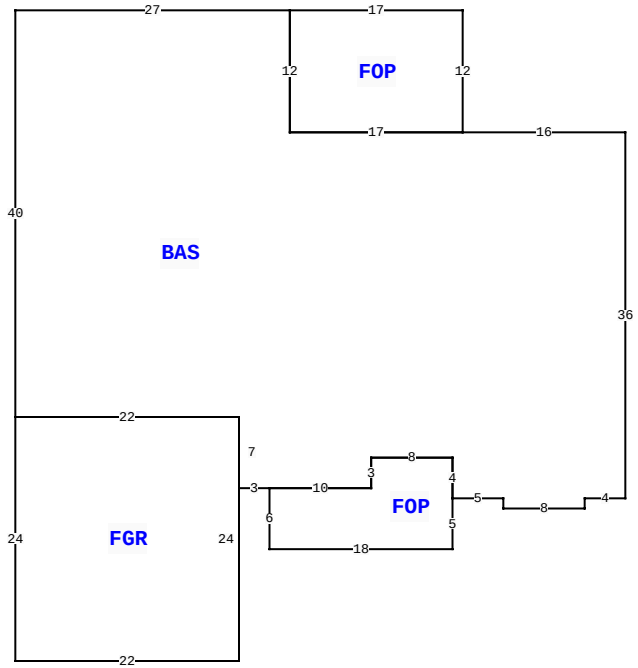
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 3416.0400 | 1.10/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,271 | 100 | | 2,271 | 315,182 |
| FGR | 528 | 55 | | 290 | 40,248 |
| FOP | 132 | 30 | | 40 | 5,552 |
| FOP | 204 | 30 | | 61 | 8,465 |
| TOTALS | 3,135 | | | 2,662 | 369,447 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,662 | 118.5800 | 146.09 | 388,892 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2271 HX Base Yr 2024




530 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 | | 369,447 |
| TOTAL MARKET OB/XF VALUE | | 5,200 |
| TOTAL LAND VALUE - MARKET | | 38,500 |
| TOTAL MARKET VALUE | | 413,147 |
| SOH/AGL Deduction | | 98,653 |
| ASSESSED VALUE | | 314,494 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 263,772 |
| TOTAL JUST VALUE | | 413,147 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 417,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041918 | Remodel | 1,000 | 05/14/2021 |
| 37867 | SFR | 0 | 04/28/2020 |
| 37867 | SFR | 1,061 | 03/15/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/1119 | 9/20/2023 | WD | Q | I | 01 | 442,000 |
| GRANTOR: GARNER JEFFERY S | | | | | | |
| GRANTEE: SPARKS PATRICK FOST | | | | | | |
| 1412/2448 | 6/04/2020 | WD | Q | I | 01 | 329,500 |
| GRANTOR: THE PRESERVE AT LAURE | | | | | | |
| GRANTEE: JEFFERY S & STACY R | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[ORIG=110,20] W16 W17 N12 W27 S40 E22 S7 E3 E10 N3 E8 S4 E5 S1 E8 N1 E4 N36 $
FGR=[ORIG=50,48] E22 S24 W22 N24 $
FOP=[ORIG=77,8] E17 S12 W17 N12 $
FOP=[ORIG=93,56] N4 W8 S3 W10 S6 E18 N5 $
.

### 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 | 1,500.00 | 1,500.00 | 100 | 2021 | 2020 | | 100 | 1,500 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 900.00 | 900.00 | 100 | 2024 | 2023 | | 100 | 900 | |
| 3 | 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 5,200

| 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 10/19/2023 BY ME Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/19/2025 BY SYS