LOT 102 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1287-2534, WD 1

ARETINO JOSEPH MICHAEL/ARETINO CORI DANIELLE
641 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-102

BUILDING CHARACTERISTICS

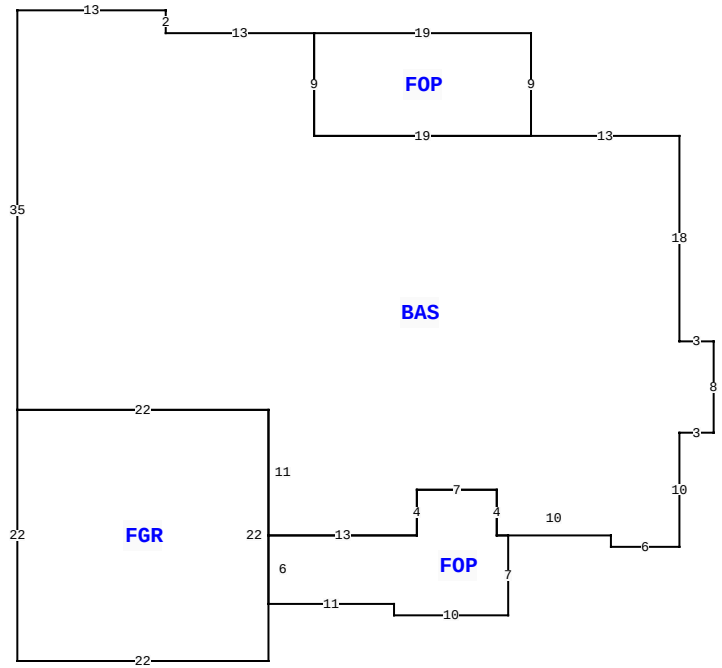
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,050	100		2,050	285,404
FGR	484	55		266	37,033
FOP	164	30		49	6,822
FOP	171	30		51	7,100
TOTALS	2,869			2,416	336,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,416	125.5617	154.69	373,731	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 2050 HX Base Yr 2022



641 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		336,358
TOTAL MARKET OB/XF VALUE		4,478
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		379,336
SOH/AGL Deduction		67,817
ASSESSED VALUE		311,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,797
TOTAL JUST VALUE		379,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32260	MAINT/ALTR	762	09/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/2538	1/22/2021	WD	Q	I	01	314,900
GRANTOR: CRIBBS BRENT E						
GRANTEE: ARETINO JOSEPH MICH						
1346/0592	10/17/2017	WD	Q	I	01	271,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: BRENT E CRIBBS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N9 W19 S9 E19$ W19 N9 W13 N2 W13 S35 FGR= S22 E22 N22 W22$ E22 S11 FOP= S6 E11 S1 E10 N7 W1 N4 W7 S4 W13$ E13 N4 E7 S4 E10 S1 E6 N10 E3 N8 W3 N18$.

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	714.00	UT	2.00	2.00	100	2015	2015	3	100	1,428	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	850.00	850.00	100	2024	2023		100	850	

LAND DESCRIPTION

TOTAL OB/XF 4,478

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