LOT 103 PRESERVE AT LAUREL
LAKE UNIT 1, WD 1260-2080
WD 1286-1240, WD 1287-2534,

GOSEINE MARLON/NELSON DYAN
623 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-103

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	15	HARDTILE 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

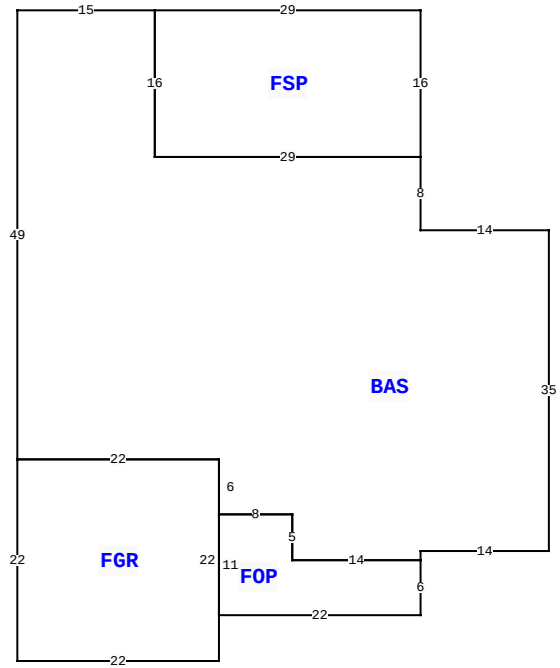
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100		2,384	315,338
FGR	484	55		266	35,185
FOP	172	30		52	6,878
FSP	464	40		186	24,602
TOTALS	3,504			2,888	382,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,888	119.2906	146.97	424,449	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 2384 HX Base Yr



623 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	382,004
TOTAL MARKET OB/XF VALUE	9,434
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	429,938
SOH/AGL Deduction	0
ASSESSED VALUE	429,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,938
TOTAL JUST VALUE	429,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32263	MAINT/ALTR	907	09/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/2558	6/05/2015	WD	Q	I	01	348,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: MARLON GOSEINE & DY						
1287/2534	1/16/2015	WD	U	V	11	100
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S49 FGR= S22 E22 N22 W22$ E22 S6 FOP= S11 E22 N6 W14 N5 W8$ E8 S5 E14 N1 E14 N35 W14 N8 FSP= N16 W29 S16 E29$ W29 N16$.

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	0169	FENCE/WOOD	0	0	0	0	144.00	UT	10.50	10.50	100	2015	2015	3	100	1,512	
2	0166	CONC,PAVMT	0	0	0	0	699.00	UT	2.00	2.00	100	2015	2015	3	100	1,398	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
5	0258	PATIO	0	0	0	0	1.00	UT	924.00	924.00	100	2024	2023		100	924	

LAND DESCRIPTION

TOTAL OB/XF 9,434

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	0		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: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS