LOT 106 PRESERVE AT LAUREL
LAKE UNIT 1. WD 1260-2080,
WD 1300-369, WD 1342-983, WD

S & P ENTERPRISES INC
P O BOX 1208
LAKE CITY, FL 32056

**2026**

**03-4S-16-02731-106**

## 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 |

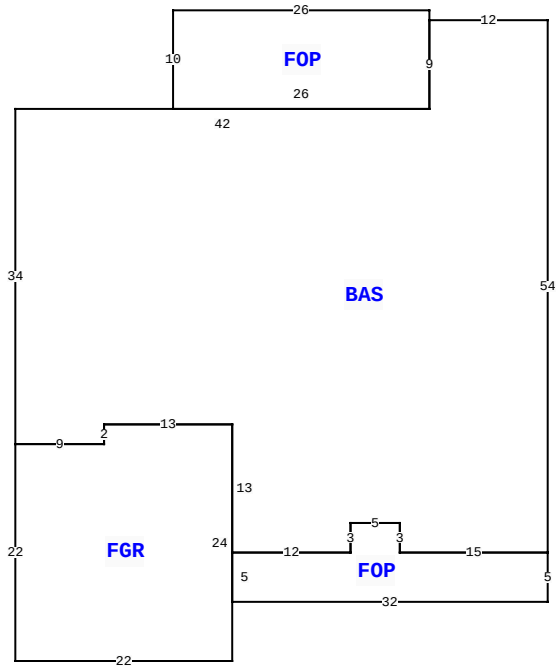
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,255 | 100 | | 2,255 | 319,753 |
| FGR | 510 | 55 | | 280 | 39,704 |
| FOP | 175 | 30 | | 52 | 7,373 |
| FOP | 260 | 30 | | 78 | 11,060 |
| TOTALS | 3,200 | | | 2,665 | 377,890 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,665 | 123.7544 | 152.47 | 406,333 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2255 HX Base Yr




541 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 | 377,890 |
| TOTAL MARKET OB/XF VALUE | 22,350 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 438,740 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 438,740 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 438,740 |
| TOTAL JUST VALUE | 438,740 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 442,803 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36825 | SFR | 1,106 | 06/07/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1354/0203 | 2/20/2018 | WD | U | V | 11 | 0 |

GRANTOR: CORNERSTONE PARTNERS
GRANTEE: S & P ENTERPRISES I

| | | | | | | |
|---|---|---|---|---|---|---|
| 1353/0718 | 2/05/2018 | WD | U | V | 11 | 0 |

GRANTOR: THE PRESERVE AT LAURE
GRANTEE: CORNERSTONE PARTNER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FOP= N1 W26 S10 E26 N9$ S9 W42 S34 FGR= S22 E22 N24 W13 S2 W9$ E9 N2 E13 S13 FOP= S5 E32 N5 W15 N3 W5 S3 W12$ E12 N3 E5 S3 E15 N54$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 7,325.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 14,650 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 2,200.00 | 2,200.00 | 100 | 2024 | 2023 | | 100 | 2,200 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2024 | 2023 | | 100 | 2,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,350

| 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 09/21/2023 BY KS Total Acres: 0.29 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS