LOT 111 PRESERVE AT LAUREL LAKE
WD 1140-599, WD 1187-2520, WD 12

MEDINA JOHN A/MEDINA MARGARET H
453 SW ROSEMARY DR
LAKE CITY, FL 32024

2025

03-4S-16-02731-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	07	07

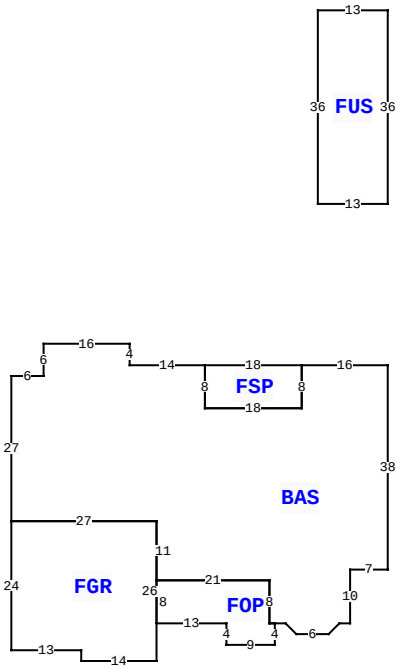
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100		2,533	325,009
FGR	676	55		372	47,731
FOP	204	30		61	7,827
FSP	144	40		58	7,442
FUS	468	100		468	60,049
TOTALS	4,025			3,492	448,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,492	123.9854	152.75	533,403	2008	2008	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3001 HX Base Yr 2019



453 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		448,059
TOTAL MARKET OB/XF VALUE		13,908
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		500,467
SOH/AGL Deduction		214,596
ASSESSED VALUE		285,871
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,149
TOTAL JUST VALUE		500,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26628	SFR	1,093	01/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/1674	3/16/2018	WD	Q	I	01	341,500
GRANTOR: MOHAMED A FODA & NADA						
GRANTEE: JOHN A & MARGARET H						
1312/1542	3/28/2016	WD	Q	I	01	341,000
GRANTOR: JOHN F FERREIRA						
GRANTEE: MOHAMED A FODA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W18 S8 E18 N8$ S8 W18 N8 W14 N4 W16 S6 W6 S27
FGR= S24 E13 S2 E14 N26 W27$ E27 S11 FOP= S8 E13 S4 E9 N4 W1
N8 W21$ E21 S8 E3 R2 D2 E6 U2 R2 E2 N10 E7 N38$ PTR= N30
FUS= N36 W13 S36 E13$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,356.00	UT	3.00	3.00	100	2008	2008	3	100	4,068	
3	0282	POOL ENCL	0	100	28	20	560.00	UT	15.00	15.00	100	2012	2012	3	40	3,360	
4	0166	CONC,PAVMT	0	100	28	20	560.00	UT	3.00	3.00	100	2012	2012	3	100	1,680	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 13,908

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 09/21/2023 BY JB Total Acres: 0.33 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/20/2025 BY SYS