LOT 112 PRESERVE AT LAUREL LAKE
WD 1254-2027, WD 1307-1026, WD 1

DOMINGUEZ JAYO FAMILY TRUST DATED MAY 15, 2024
437 SW ROSEMARY DR
LAKE CITY, FL 32024

2025

03-4S-16-02731-112

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 80
Interior Floo	14	CARPET 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

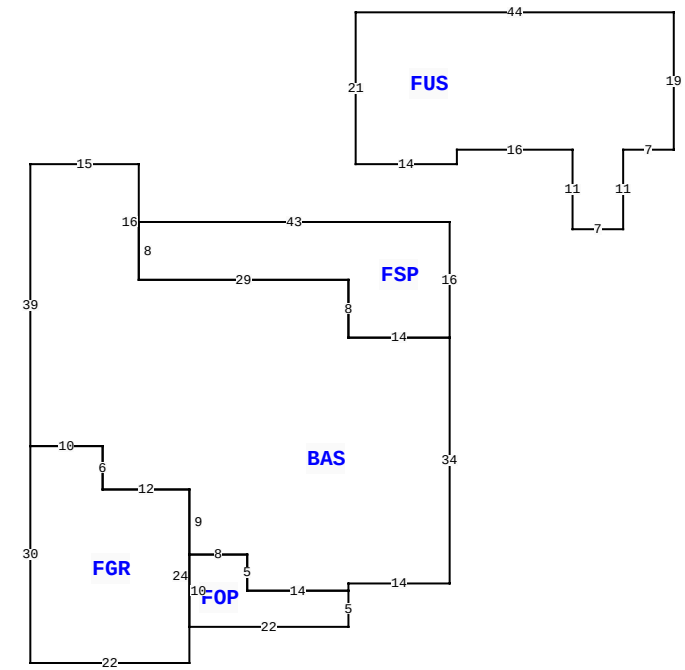
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100		2,200	307,146
FGR	588	55		323	45,095
FOP	150	30		45	6,282
FSP	456	40		182	25,409
FUS	941	100		941	131,375
TOTALS	4,335			3,691	515,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,691	121.8514	150.12	554,093	2017	2017	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3141 HX Base Yr 2021



437 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		515,306
TOTAL MARKET OB/XF VALUE		9,270
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		563,076
SOH/AGL Deduction		171,863
ASSESSED VALUE		391,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,491
TOTAL JUST VALUE		563,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048600	Remodel	7,500	07/15/2024
000047646	Solar Power Syste	62,507	07/11/2023
35105	SFR	1,474	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/34	5/15/2024	WD	U	I	11	100
GRANTOR: MUSTAFA ROLANDO DOMIN						
GRANTEE: DOMINGUEZ JAYO FAMI						
1363/1172	6/27/2018	WD	Q	I	01	439,900
GRANTOR: THE PRESERVE AT LAURA						
GRANTEE: ROLANDO DOMINGUEZ M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S39 FGR= S30 E22 N24 W12 N6 W10$ E10 S6 E12 S9 FOP= S10 E22 N5 W14 N5 W8$ E8 S5 E14 N1 E14 N34 FSP= N16 W43 S8 E29 S8 E14$ W14 N8 W29 N16$ PTR= E30 FUS= E14 N2 E16 S11 E7 N11 E7 N19 W44 S21$ W30$.

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	1,120.00	UT	2.00	2.00	100	2017	2017	3	100	2,240	
2	0294	SHED WOOD/	0	100	4	24	1.00	UT	4,300.00	4,300.00	100	2024	2023		100	4,300	
3	0258	PATIO	0	100	0	0	1.00	UT	1,050.00	1,050.00	100	2024	2023		100	1,050	
4	0261	PRCH, UOP	0	100	12	20	1.00	UT	1,680.00	1,680.00	100	2024	2023		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 9,270

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 08/06/2025 BY SYS