

LOT 118 PRESERVE AT LAUREL
LAKE UNIT 1, WD 1260-2080
WD 1290-2440

REGAR CHARLES
630 SW ROSEMARY DRIVE
LAKE CITY, FL 32024

2026

03-4S-16-02731-118



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		06
NEIGHBORHOOD/LOC	3416.0400	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100		2,122	281,417
FGR	484	55		266	35,277
FOP	134	30		40	5,304
FOP	260	30		78	10,344
TOTALS	3,000			2,506	332,343

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0190	FPLC PF
2	0166	CONC, PAVMT

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,506	120.9516	149.01	373,419	2014	2014	0	0	0 11.00	89.00
1 SINGLE FAM 100% - 2022 Heated Area: 2122 HX Base Yr 2022											
630 SW ROSEMARY DR, LAKE CITY											

630 SW ROSEMARY DR, LAKE CITY										XF DATE		LAND DATE		04/03/2025		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200								
838.00	UT	2.00	2.00	100	2014	2014	3	100	1,676								
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LAND DESCRIPTION										TOTAL OB/XF										2,876	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		09/22/2023		BY KS		Total Acres: 0.25			Total Land Value: 38,500			Market: 0			Agricultural: 0						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		332,343			
TOTAL MARKET OB/XF VALUE		2,876			
TOTAL LAND VALUE - MARKET		38,500			
TOTAL MARKET VALUE		373,719			
SOH/AGL Deduction		40,732			
ASSESSED VALUE		332,987			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		282,265			
TOTAL JUST VALUE		373,719			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		377,453			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31649	SFR	839	12/17/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1290/2440	3/09/2015	WD	Q	I	01
GRANTOR: CORNERSTONE PARTNERS					
GRANTEE: CHARLES REGAR					
1260/2080	8/29/2013	WD	U	V	37
GRANTOR: RESIDENTIAL DEVELOPME					
GRANTEE: CORNERSTONE PARTNER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FOP= N10 W26 S10 E26\$ W26 N9 W12 S47 FOP= S6 E14 S2 E7 N2 W1 N6 W20\$ E20 S6 E12 FGR= S11 E22 N22 W22 S11\$ N11 E22 N33\$.									