LOT 119 PRESERVE AT LAUREL LAKE

WD 1193-2623, WD 1217-945, WD 12

THIBODEAU CASSIE M
642 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-119

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	15	HARDTILE 20
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

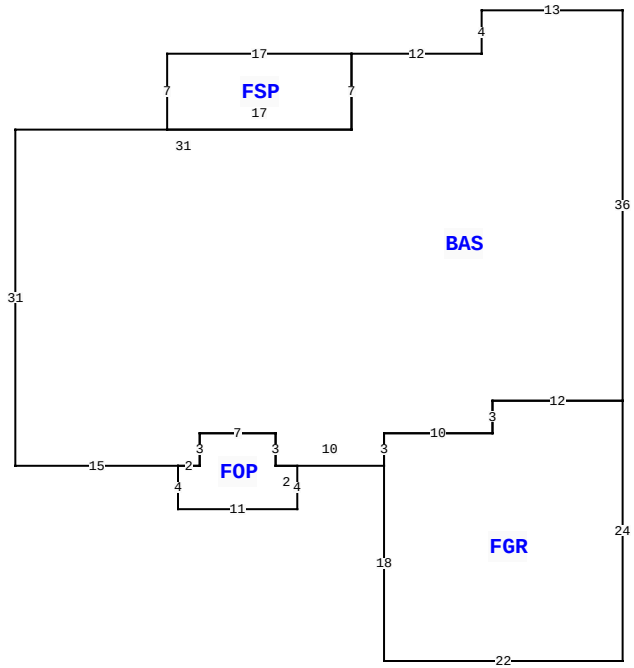
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400 1.10/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	247,994
FGR	498	55		274	36,929
FOP	65	30		20	2,695
FSP	119	40		48	6,470
TOTALS	2,522			2,182	294,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	127.2040	156.72	341,963	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2025 Heated Area: 1840 HX Base Yr 2025



642 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		294,088
TOTAL MARKET OB/XF VALUE		7,524
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		340,112
SOH/AGL Deduction		0
ASSESSED VALUE		340,112
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		284,390
TOTAL JUST VALUE		340,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045751	Storage Building	9,495	10/24/2022
28649	SFR	755	06/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1214	6/28/2024	QC	U	I	11	100
GRANTOR: THIBODEAU MATTHEW JAM						
GRANTEE: THIBODEAU CASSIE M						
1473/1992	8/18/2022	WD	Q	I	01	359,900
GRANTOR: GREEN JULIE G						
GRANTEE: THIBOEAU MATTHEW JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S4 W12 S7 W31 S31 E15 E2 N3 E7 S3 E10 N3 E10 N3 E12 N36 $
FGR=[ORIG=-22,42] S18 E22 N24 W12 S3 W10 S3 $
FSP=[ORIG=-25,4] W17 S7 E17 N7 $
FOP=[ORIG=-41,42] S4 E11 N4 W2 N3 W7 S3 W2 $
.

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	1,050.00	UT	2.00	2.00	100	2011	2011	3	100	2,100	
2	0169	FENCE/WOOD	0	100	0	0	288.00	UT	10.50	10.50	100	2011	2011	3	100	3,024	
3	0294	SHED WOOD/	0	100	10	14	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0258	PATIO	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,524

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 11/02/2022 BY JB Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/04/2025 BY SYS