LOT 120 & THE EAST 6.30 FT OF
LOT 121, PRESERVE AT LAUREL
LAKE UNIT 1.

MARSHALL TREY SR
656 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-120

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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

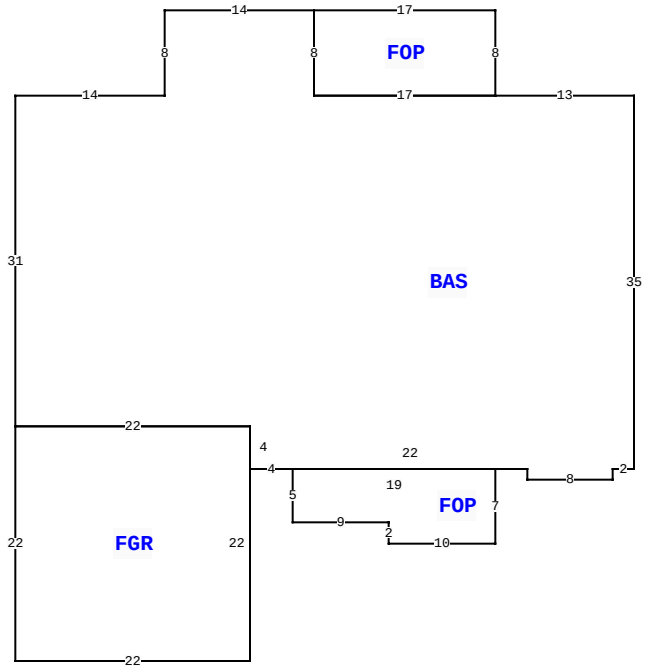
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100		2,062	280,857
FGR	484	55		266	36,230
FOP	115	30		34	4,631
FOP	136	30		41	5,585
TOTALS	2,797			2,403	327,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	122.8392	151.34	363,670	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 2062 HX Base Yr 2021



656 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		327,303
TOTAL MARKET OB/XF VALUE		5,288
TOTAL LAND VALUE - MARKET		42,350
TOTAL MARKET VALUE		374,941
SOH/AGL Deduction		105,732
ASSESSED VALUE		269,209
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,487
TOTAL JUST VALUE		374,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33105	SFR	622	06/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1432	5/26/2020	WD	Q	I	01	302,000
GRANTOR: DANIEL & CALLISTA GOO						
GRANTEE: TREY MARSHALL SR						
1400/2612	12/11/2019	WD	Q	I	01	285,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: DANIEL & CALLISTA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W17 S8 E17$ W17 N8 W14 S8 W14 S31 FGR= S22 E22 N22 W22$ E22 S4 E4 FOP= S5 E9 S2 E10 N7 W19$ E22 S1 E8 N1 E2 N35$.

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	744.00	UT	2.00	2.00	100	2015	2015	3	100	1,488	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
3	0258	PATIO	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,288

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	1.21	35,000.00	42,350.00	42,350							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.27 Total Land Value: 42,350 Market: 0 Agricultural: 0 Common: 42,350 PRINTED 11/04/2025 BY SYS