

LOTS 121 & 122 PRESERVE AT LAURE  
EX THE E 6.30 FT OF LOT 121.

HULSEY CHRISTOPHER W/HULSEY CHRISTINE H  
676 SW ROSEMARY DR  
LAKE CITY, FL 32024

2026

03-4S-16-02731-122



| 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                 |    | 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          |                    | 06 |
| NEIGHBORHOOD/LOC | 3416.0400 1.10/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,282            | 100         |      | 2,282        | 327,103              |
| FGR       | 528              | 55          |      | 290          | 41,569               |
| FOP       | 189              | 30          |      | 57           | 8,170                |
| FSP       | 260              | 40          |      | 104          | 14,907               |
| FSP       | 325              | 40          |      | 130          | 18,635               |
| TOTALS    | 3,584            |             |      | 2,863        | 410,384              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0 100   | 0 | 0 | 732.00 | UT | 2.00     | 2.00           |
| 2              | 0169       | FENCE/WOOD  | 0 100   | 0 | 0 | 1.00   | UT | 3,000.00 | 3,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | PRD      | 0.00  | 0.00  | 1.00        |
| 2                | 0000     | C   | VAC RES              | 100 |     | PRD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                       | 01  | 2,863     | 123.7720    | 152.49         | 436,579        | 2019 | 2019 | 0    | 0    | 6.00 | 94.00  |
| 1 SINGLE FAM 100% - 2022 Heated Area: 2282 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 676 SW ROSEMARY DR, LAKE CITY                              |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,464       |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 410,384   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,464     |             |
| TOTAL LAND VALUE - MARKET |  | 77,000    |             |
| TOTAL MARKET VALUE        |  | 491,848   |             |
| SOH/AGL Deduction         |  | 58,183    |             |
| ASSESSED VALUE            |  | 433,665   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB 13  | 433,665     |
| BASE TAXABLE VALUE        |  | 0         |             |
| TOTAL JUST VALUE          |  | 491,848   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 496,214   |             |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 37141      | SFR         | 1,097 | 08/27/2018 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 1446/435                       | 8/30/2021 | WD        | Q     | I     | 01     |
| GRANTOR: GIBSON ANTHONY D      |           |           |       |       |        |
| GRANTEE: HULSEY CHRISTOPHER W  |           |           |       |       |        |
| 1391/2126                      | 8/20/2019 | WD        | Q     | I     | 01     |
| GRANTOR: THE PRESERVE AT LAURE |           |           |       |       |        |
| GRANTEE: ANTHONY D & SYDNI M   |           |           |       |       |        |

| BUILDING NOTES                                                    |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W16 W26 N9 W13 S54 E15 N4 E6 S4 E12 N13 E22 N32 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=-22,45] S11 E22 N24 W22 S13 \$                          |  |  |  |  |  |  |  |  |  |
| FSP=[ORIG=-16,-10] N8 W39 S9 E13 N1 E26 \$                        |  |  |  |  |  |  |  |  |  |
| FSP=[ORIG=-16,0] N10 W26 S10 E26 \$                               |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-55,45] S5 E33 N5 W12 N4 W6 S4 W15 \$                   |  |  |  |  |  |  |  |  |  |