LOT 123 PRESERVE AT LAUREL LAKE
WD 1182-1830, WD 1366-2800,

FARNSWORTH KIMBERLY R
730 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

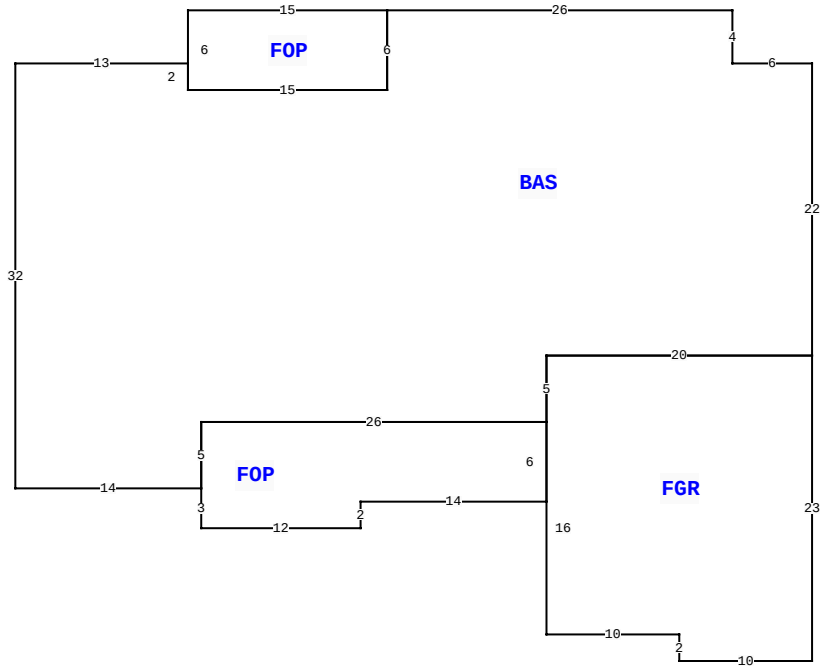
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,664	100		1,664	218,044
FGR	440	55		242	31,711
FOP	90	30		27	3,538
FOP	180	30		54	7,076
TOTALS	2,374			1,987	260,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	125.1261	154.16	306,316	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2019 Heated Area: 1664 HX Base Yr 2019



730 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		260,369
TOTAL MARKET OB/XF VALUE		5,934
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		304,803
SOH/AGL Deduction		85,497
ASSESSED VALUE		219,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,584
TOTAL JUST VALUE		304,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28203	SFR	658	11/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/2800	8/20/2018	WD	Q	I	01	210,000
GRANTOR: SUWANNEE VALLEY SERVI						
GRANTEE: KIMBERLY R FARNSWOR						
1182/1830	10/15/2009	WD	Q	V	01	30,000
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: SUWANNEE VALLEY SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N4 W26 FOP= W15 S6 E15 N6$ S6 W15 N2 W13 S32 E14 FOP= S3 E12 N2 E14 N6 W26 S5$ N5 E26 FGR= S16 E10 S2 E10 N23 W20 S5$ N5 E20 N22 $.

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	904.00	UT	2.25	2.25	100	2010	2010	3	100	2,034	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0258	PATIO	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,934

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 09/22/2023 BY KS Total Acres: 0.39 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/04/2025 BY SYS