LOT 1 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1300-369, WD 15

ADAMS HOMES OF NORTHWEST FLORIDA, INC
100 WEST GARDEN ST, 2ND FLOOR
PENSACOLA, FL 32502

2027

03-4S-16-02731-001

BUILDING CHARACTERISTICS

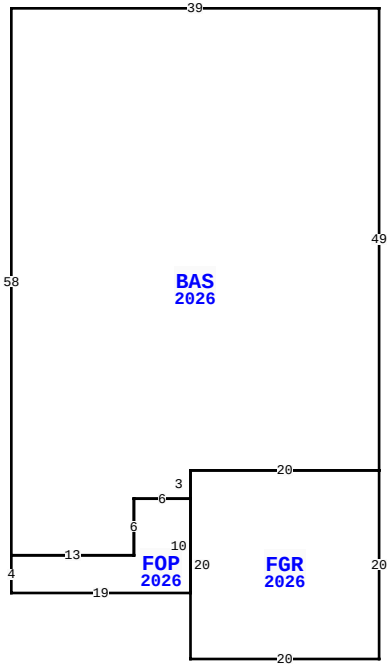
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,046	100	2026	2,046	288,220
FGR	400	55	2026	220	30,991
FOP	112	30	2026	34	4,790
TOTALS	2,558			2,300	324,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,300	116.4240	140.87	324,001	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2046 HX Base Yr



370 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

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	0	0	0	480.00	UT	3.00	3.00	100	2026	2025		100	1,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	324,001
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	30,800
TOTAL MARKET VALUE	356,241
SOH/AGL Deduction	0
ASSESSED VALUE	356,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,241
TOTAL JUST VALUE	356,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051632	New Residential C	267,000	11/25/2024
000051396	Right-of-Way Acce		11/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1477	8/01/2024	WD	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						
1300/0369	8/17/2015	WD	U	V	30	2,945,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CORNERSTONE HOMES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-10,-20] W39 S58 E13 N6 E6 N3 E20 N49 $
FGR=[YR=2026;ORIG=-30,29] E20 S20 W20 N20 $
FOP=[YR=2026;ORIG=-30,32] W6 S6 W13 S4 E19 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	28,000.00	30,800.00	30,800							

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.22 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 11/17/2026 BY SYS