LOT 3 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1300-369, WD 14

SCHNABEL RONALD F/SCHNABEL VIVIAN L
414 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-003

BUILDING CHARACTERISTICS

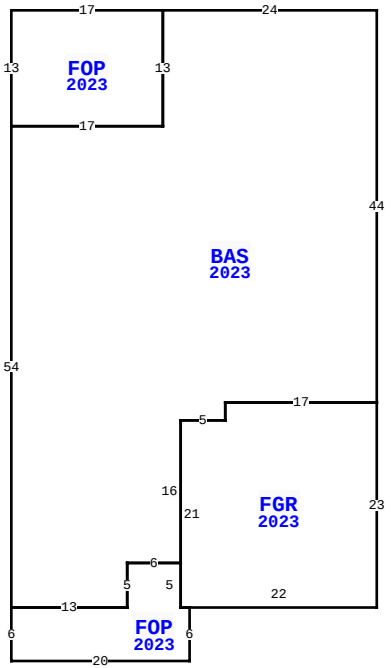
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	2,000	100	2023	2,000	288,866
FGR	496	55	2023	273	39,431
FOP	150	30	2023	45	6,500
FOP	221	30	2023	66	9,532
TOTALS	2,867			2,384	344,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	123.0570	148.90	354,978	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2000 HX Base Yr 2023



414 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	100	0	0	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,329
TOTAL MARKET OB/XF VALUE	2,640
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	385,469
SOH/AGL Deduction	687
ASSESSED VALUE	384,782
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	333,371
TOTAL JUST VALUE	385,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041308	SFR		02/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2790	1/13/2022	WD	Q	I	01	403,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: SCHNABEL RONALD F						
1421/0407	10/05/2020	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W24 S13 W17 S54 E13 N5 E6 N16 E5 N2 E17 N44 $
FGR=[YR=2023;ORIG=10,24] W17 S2 W5 S21 E22 N23 $
FOP=[YR=2023;ORIG=-31,-20] E17 S13 W17 N13 $
FOP=[YR=2023;ORIG=-12,42] W6 S5 W13 S6 E20 N6 W1 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,640

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 01/31/2023 BY TW Total Acres: 0.26 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS