LOT 4 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1300-369, WD 13

GREEN GREGORY K/GREEN SHANNA
432 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-004

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

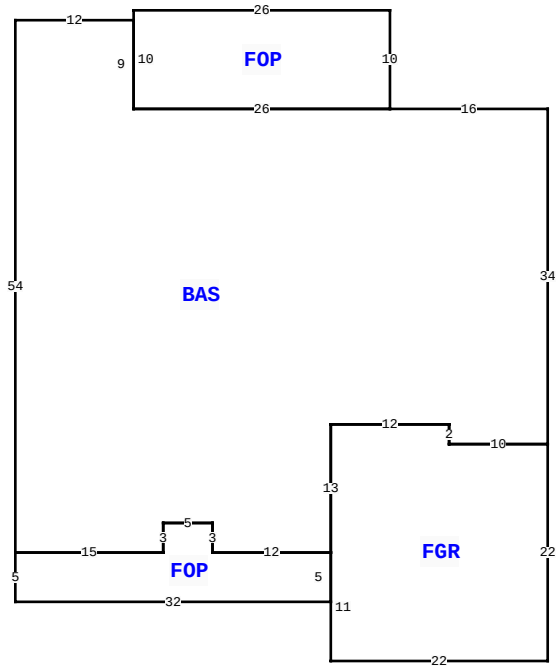
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100		2,257	325,746
FGR	508	55		279	40,267
FOP	175	30		52	7,505
FOP	260	30		78	11,258
TOTALS	3,200			2,666	384,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,666	123.7544	155.19	413,737	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 2257 HX Base Yr 2020



432 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		384,775
TOTAL MARKET OB/XF VALUE		5,718
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		428,993
SOH/AGL Deduction		126,038
ASSESSED VALUE		302,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,544
TOTAL JUST VALUE		428,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36824	SFR	1,106	06/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1758	1/31/2019	WD	Q	I	01	319,600
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: GREGORY K & SHANNA						
1342/0983	8/10/2017	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W26 S10 E26$ W26 N9 W12 S54 FOP= S5 E32 N5 W12 N3 W5 S3 W15$ E15 N3 E5 S3 E12 FGR= S11 E22 N22 W10 N2 W12 S13$ N13 E12 S2 E10 N34$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	759.00	UT	2.00	2.00	100	2018	2018	3	100	1,518	

LAND DESCRIPTION

TOTAL OB/XF 5,718

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: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/12/2026 BY SYS