LOT 5 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1300-369, WD 13

WILLIAMS CHRISTOPHER DOUGLAS/CROFT JENNIFER
448 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-005

BUILDING CHARACTERISTICS

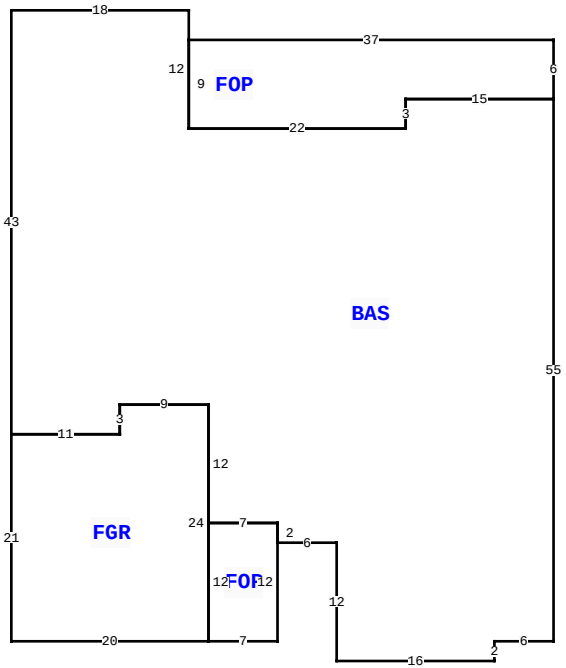
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,562	100		2,562	349,155
FGR	447	55		246	33,526
FOP	84	30		25	3,408
FOP	288	30		86	11,720
TOTALS	3,381			2,919	397,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,919	121.1045	146.54	427,750	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 2021 Heated Area: 2562 HX Base Yr



448 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	397,808
TOTAL MARKET OB/XF VALUE	8,682
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	444,990
SOH/AGL Deduction	0
ASSESSED VALUE	444,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,990
TOTAL JUST VALUE	444,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051161	Generator	0	10/21/2024
35835	SFR	1,171	10/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/0045	1/09/2020	WD	Q	I	01	355,000
GRANTOR: JUSTIN R & HEATHER L						
GRANTEE: CHRISTOPHER WILLIAM						
1365/2087	7/31/2018	WD	Q	I	01	339,700
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JUSTIN R & HEATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S43 FGR= S21 E20 N24 W9 S3 W11$ E11 N3 E9 S12 FOP= S12 E7 N12 W7$ E7 S2 E6 S12 E16 N2 E6 N55 FOP= N6 W37 S9 E22 N3 E15$ W15 S3 W22 N12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	891.00	UT	2.00	2.00	100	2081	2081	3	100	1,782	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 8,682

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	35,000.00	38,500.00	38,500							

REVIEW DATE 03/06/2026 BY robin Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS