LOT 10 PRESERVE AT LAUREL LAKE U

WD 1260-2080, WD 1300-369, WD 13

SPARKS PATRICK FOSTER/SPARKS VICKI LYNN
PO BOX 3758
LAKE CITY, FL 32056

2027

03-4S-16-02731-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 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

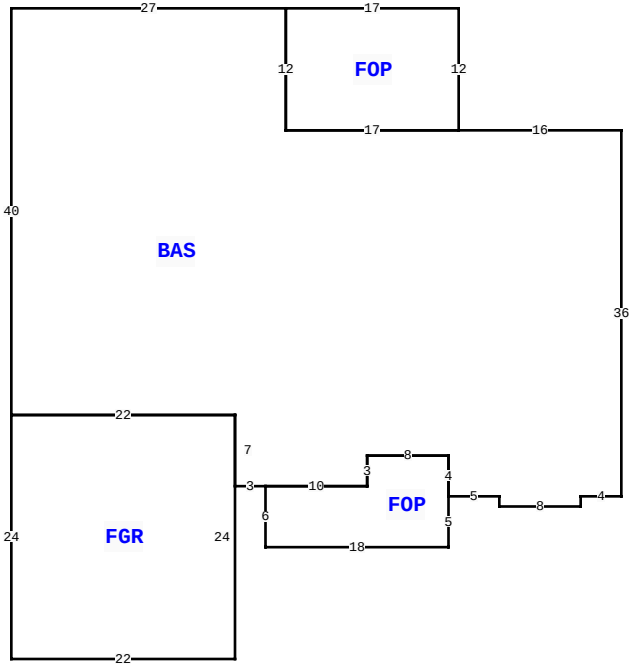
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	309,551
FGR	528	55		290	39,529
FOP	132	30		40	5,452
FOP	204	30		61	8,314
TOTALS	3,135			2,662	362,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,662	118.5800	143.48	381,944	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 2271 HX Base Yr 2024



530 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	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	900.00	900.00	100	2024	2023		100	900	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		362,847
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		406,547
SOH/AGL Deduction		83,562
ASSESSED VALUE		322,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,574
TOTAL JUST VALUE		406,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041918	Remodel	1,000	05/14/2021
37867	SFR	0	04/28/2020
37867	SFR	1,061	03/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1499/1119	9/20/2023	WD	Q	I	01	442,000
GRANTOR: GARNER JEFFERY S						
GRANTEE: SPARKS PATRICK FOST						
1412/2448	6/04/2020	WD	Q	I	01	329,500
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JEFFERY S & STACY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=110,20] W16 W17 N12 W27 S40 E22 S7 E3 E10 N3 E8 S4 E5 S1 E8 N1 E4 N36 $
FGR=[ORIG=50,48] E22 S24 W22 N24 $
FOP=[ORIG=77,8] E17 S12 W17 N12 $
FOP=[ORIG=93,56] N4 W8 S3 W10 S6 E18 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,200

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 10/19/2023 BY ME Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS