LOT 92 PRESERVE AT LAUREL LAKE U

WD 1260-2080, WD 1300-369, WD 15

FLORIDA GATEWAY HOMES LLC
3696 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

03-4S-16-02731-092

BUILDING CHARACTERISTICS

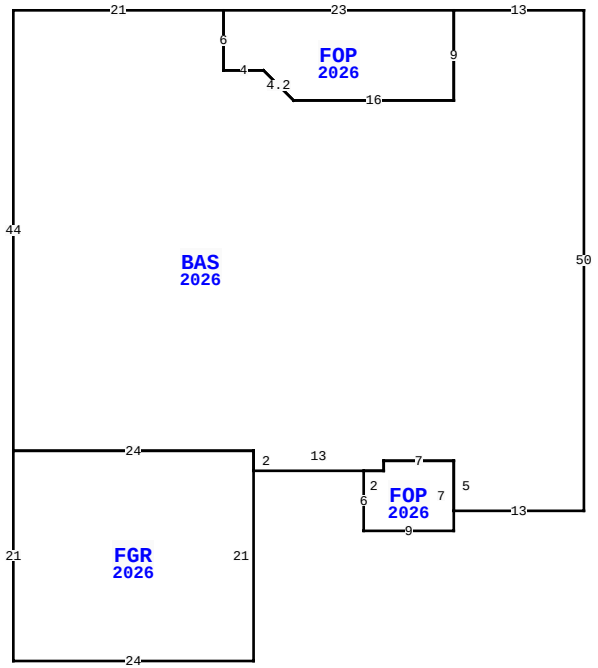
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,429	100	2026	2,429	284,412
FGR	504	55	2026	277	32,434
FOP	61	30	2026	18	2,108
FOP	191	30	2026	57	6,674
TOTALS	3,185			2,781	325,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	96.7680	117.09	325,627	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2429 HX Base Yr



777 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	325,627
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	365,387
SOH/AGL Deduction	0
ASSESSED VALUE	365,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,387
TOTAL JUST VALUE	365,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051873	New Residential C	317,000	12/18/2024
000051685	Right-of-Way Acce		12/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1019	1/09/2026	WD	Q	V	01	400,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FLORIDA GATEWAY HOM						
1520/1477	8/01/2024	WD	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OFL						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,10] W13 S9 W16 U3L3 W4 N6 W21 S44 E24 S2 E13 N1 E7 S5 E13 N50 $
FGR=[YR=2026;ORIG=33,54] E24 S21 W24 N21 $
FOP=[YR=2026;ORIG=77,10] W23 S6 E4 D3R3 E16 N9 $
FOP=[YR=2026;ORIG=77,55] W7 S1 W2 S6 E9 N7 $
.

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	420.00	UT	3.00	3.00	100	2026	2025		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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 03/26/2026 BY TP Total Acres: 0.27 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS