LOT 93 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

NUNEZ CAMIR JESUS/SANTIAGO LAZARETH LIZ ORTIZ
761 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-093

BUILDING CHARACTERISTICS

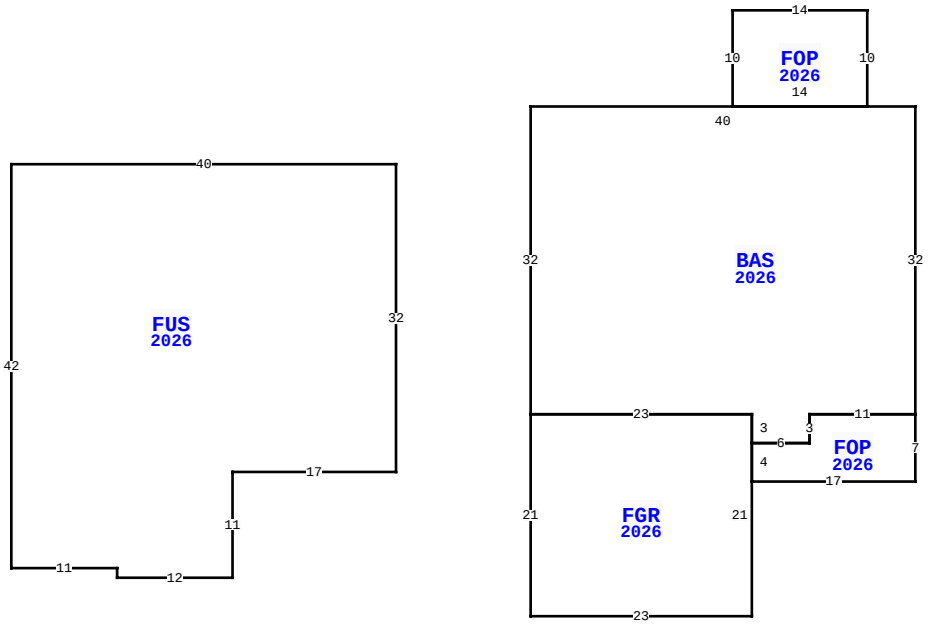
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,298	100	2026	1,298	157,915
FGR	483	55	2026	266	32,362
FOP	101	30	2026	30	3,650
FOP	140	30	2026	42	5,110
FUS	1,522	100	2026	1,522	185,167
TOTALS	3,544			3,158	384,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,158	100.5480	121.66	384,202	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2820 HX Base Yr



761 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	0	0	0	420.00	UT	3.50	3.50	100	2026	2025		100	1,470	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	384,202
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	424,172
SOH/AGL Deduction	0
ASSESSED VALUE	424,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	424,172
TOTAL JUST VALUE	424,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052673	New Residential C	340,000	03/24/2025
000052600	Right-of-Way Acce		03/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1517	9/02/2025	WD	Q	I	01	445,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: NUNEZ CAMIR JESUS						
1520/1477	8/01/2024	WD	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2026;ORIG=-54,-14] W40 S42 E11 S1 E12 N11 E17 N32 $
BAS=[YR=2026;ORIG=0,-20] W40 S32 E23 S3 E6 N3 E11 N32 $
FGR=[YR=2026;ORIG=-40,12] E23 S21 W23 N21 $
FOP=[YR=2026;ORIG=-19,-30] E14 S10 W14 N10 $
FOP=[YR=2026;ORIG=0,12] W11 S3 W6 S4 E17 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,470

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 03/18/2026 BY robin Total Acres: 0.29 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS