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

**2026**

**03-4S-16-02731-093**

## BUILDING CHARACTERISTICS

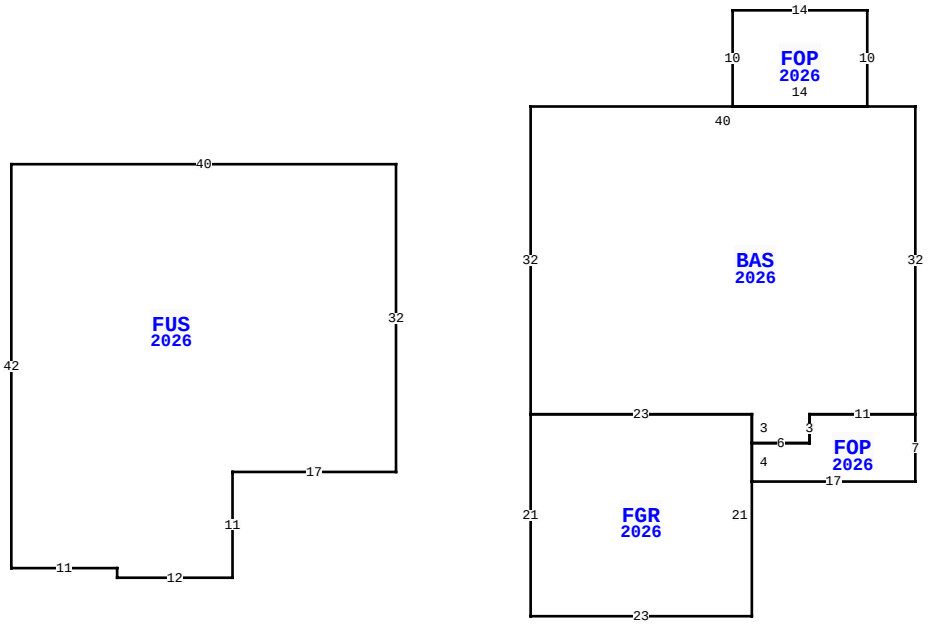
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | 160,796 |
| FGR | 483 | 55 | 2026 | 266 | 32,952 |
| FOP | 101 | 30 | 2026 | 30 | 3,716 |
| FOP | 140 | 30 | 2026 | 42 | 5,203 |
| FUS | 1,522 | 100 | 2026 | 1,522 | 188,545 |
| TOTALS | 3,544 | | | 3,158 | 391,213 |

## 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 | 123.88 | 391,213 | 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 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 391,213 |
| TOTAL MARKET OB/XF VALUE | 1,470 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 431,183 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 431,183 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 431,183 |
| TOTAL JUST VALUE | 431,183 |
| NCON VALUE | 392,683 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 38,500 |

| 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 $
.

## 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 | |

TOTAL OB/XF 1,470

## LAND DESCRIPTION

| 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 06/30/2026 BY SYS