LOT 94 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

WALSH ROBERT WILLIAM/WALSH JULIA JOYCE
747 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-094

BUILDING CHARACTERISTICS

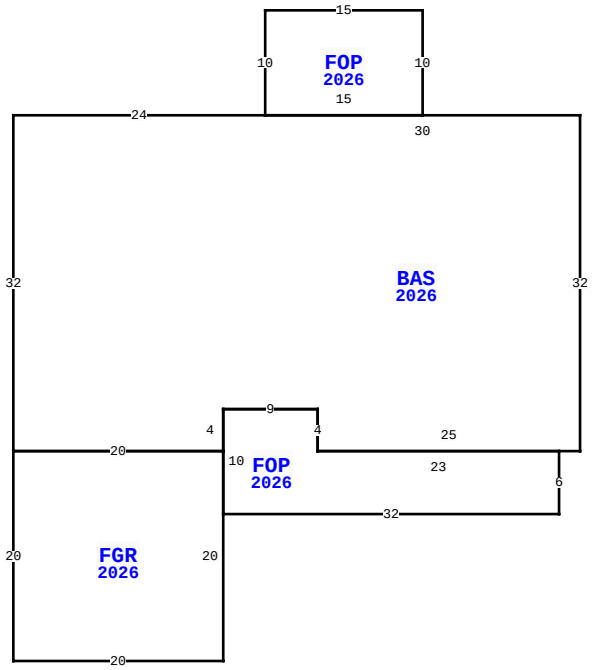
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,692	100	2026	1,692	205,409
FGR	400	55	2026	220	26,708
FOP	150	30	2026	45	5,463
FOP	228	30	2026	68	8,255
TOTALS	2,470			2,025	245,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	100.3266	121.40	245,835	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1692 HX Base Yr 2027



747 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	420.00	UT	3.00	3.00	100	2026	2025		100	1,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,835
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	285,595
SOH/AGL Deduction	38,000
ASSESSED VALUE	247,595
TOTAL EXEMPTION VALUE	HX HB 13 247,595
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	285,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052540	New Residential C	300,000	10/17/2025
000052347	Right-of-Way Acce		02/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/2785	1/29/2026	WD	Q	I	01	370,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WALSH ROBERT WILLIA						
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

BAS=[YR=2026;ORIG=90,10] W30 W24 S32 E20 N4 E9 S4 E25 N32 $
FGR=[YR=2026;ORIG=36,42] E20 S20 W20 N20 $
FOP=[YR=2026;ORIG=88,42] W23 N4 W9 S10 E32 N6 $
FOP=[YR=2026;ORIG=60,0] E15 S10 W15 N10 $
.

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	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 05/21/2026 BY TP Total Acres: 0.26 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS