LOT 95 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

RAMOS JAIME/HERRERA-HOIAAS MAGALY S
731 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-095

BUILDING CHARACTERISTICS

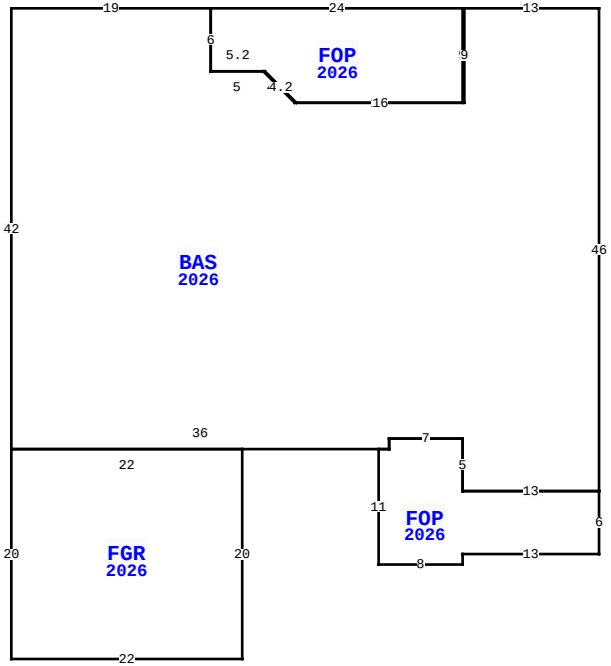
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	06	06
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	2,201	100	2026	2,201	283,643
FGR	440	55	2026	242	31,187
FOP	173	30	2026	52	6,701
FOP	197	30	2026	59	7,603
TOTALS	3,011			2,554	329,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	106.5015	128.87	329,134	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2201 HX Base Yr 2026



731 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	5.00	5.00	100	2026	2025		100	2,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	329,134
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	369,734
SOH/AGL Deduction	57,933
ASSESSED VALUE	311,801
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	260,390
TOTAL JUST VALUE	369,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051957	New Residential C	311,000	01/02/2025
000051903	Right-of-Way Acce		12/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1696	6/25/2025	WD	Q	I	01	413,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RAMOS JAIME						
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=0,-10] W13 S9 W16 U3L3 W5 N6 W19 S42 E36 N1 E7 S5 E13 N46 $
FGR=[YR=2026;ORIG=-56,32] E22 S20 W22 N20 $
FOP=[YR=2026;ORIG=-13,-10] W24 S6 E5.2 D3R3 E16 N9 $
FOP=[YR=2026;ORIG=0,36] W13 N5 W7 S1 W1 S11 E8 N1 E13 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 03/20/2026 BY robin Total Acres: 0.26 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS