LOT 96 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

SIMON LAURENCE JOHN/SIMON DIANA MARTINEZ
715 SW ROSEMARY DT
LAKE CITY, FL 32024

2026

03-4S-16-02731-096

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

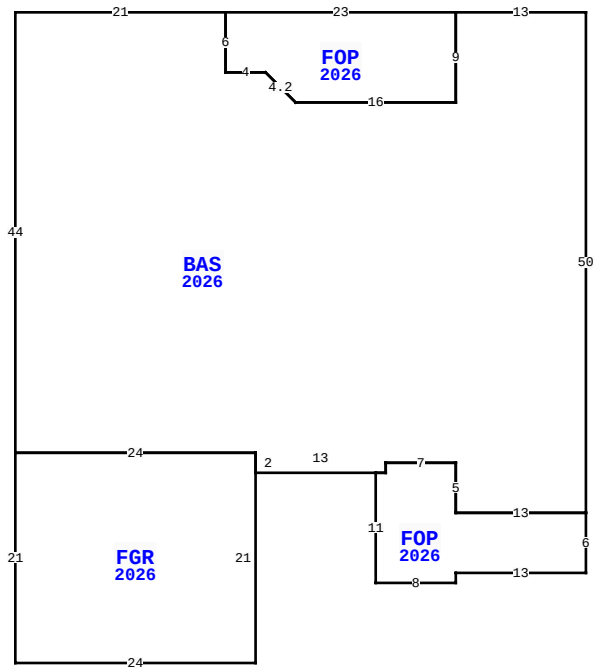
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	2,429	100	2026	2,429	307,463
FGR	504	55	2026	277	35,063
FOP	173	30	2026	52	6,582
FOP	191	30	2026	57	7,215
TOTALS	3,297			2,815	356,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,815	100.9449	126.58	356,323	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2429 HX Base Yr 2026



715 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,323
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		396,083
SOH/AGL Deduction		100,897
ASSESSED VALUE		295,186
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,775
TOTAL JUST VALUE		396,083
NCON VALUE		357,583
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051955	New Residential C	322,000	01/02/2025
000051904	Right-of-Way Acce		12/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2060	4/11/2025	WD	Q	I	01	423,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SIMON LAURENCE JOHN						
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=90,11] W13 S9 W16 U3L3 W4 N6 W21 S44 E24 S2 E13 N1 E7 S5 E13 N50 $
FGR=[YR=2026;ORIG=33,55] E24 S21 W24 N21 $
FOP=[YR=2026;ORIG=77,11] W23 S6 E4 D3R3 E16 N9 $
FOP=[YR=2026;ORIG=90,61] W13 N5 W7 S1 W1 S11 E8 N1 E13 N6 $
.

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	

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 03/20/2026 BY robin Total Acres: 0.26 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/12/2026 BY SYS