

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

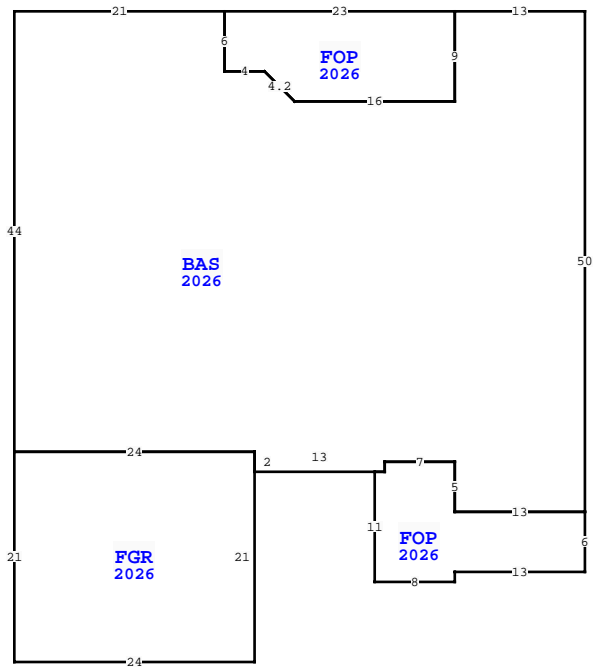
SIMON LAURENCE JOHN/SIMON DIANA MARTINEZ
715 SW ROSEMARY DT
LAKE CITY, FL 32024

2026

03-4S-16-02731-096


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	-	2026	Heated Area: 2429		HX Base Yr 2026				



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	302,070
FGR	504	55	2026	277	34,448
FOP	173	30	2026	52	6,467
FOP	191	30	2026	57	7,089
TOTALS	3,297			2,815	350,073

715 SW ROSEMARY DR, LAKE CITY

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

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0			420.00	UT	3.00			3.00	1,260

TOTAL OB/XF 1,260

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				350,073	
TOTAL MARKET OB/XF VALUE				1,260	
TOTAL LAND VALUE - MARKET				38,500	
TOTAL MARKET VALUE				389,833	
SOH/AGL Deduction				100,897	
ASSESSED VALUE				288,936	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				237,525	
TOTAL JUST VALUE				389,833	
NCON VALUE				351,333	
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	Q	I	01	423,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SIMON LAURENCE JOHN						
1520/1477	8/01/2024	WD Q	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 \$