LOT 97 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 15

BYRD JAMES NEAL/BYRD TERESA KAY
701 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-097

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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

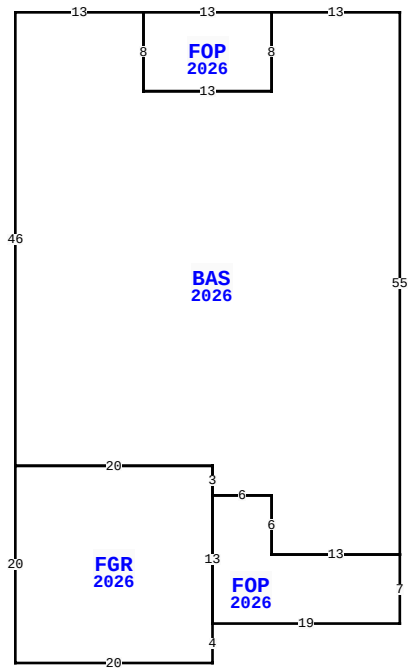
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	2026	1,825	228,381
FGR	400	55	2026	220	27,531
FOP	104	30	2026	31	3,879
FOP	169	30	2026	51	6,382
TOTALS	2,498			2,127	266,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	99.7920	125.14	266,173	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1825 HX Base Yr 2026



701 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		266,173
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		306,773
SOH/AGL Deduction		0
ASSESSED VALUE		306,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,362
TOTAL JUST VALUE		306,773
NCON VALUE		268,273
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052774	New Residential C	270,000	03/31/2025
000052601	Right-of-Way Acce		03/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/734	9/23/2025	WD	Q	I	01	385,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BYRD JAMES NEAL						
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

FOP=[YR=2026;ORIG=80,65] W13 N6 W6 S13 E19 N7 $
FOP=[YR=2026;ORIG=54,10] E13 S8 W13 N8 $
BAS=[YR=2026;ORIG=80,10] W13 S8 W13 N8 W13 S46 E20 S3 E6 S6 E13 N55 $
FGR=[YR=2026;ORIG=61,56] W20 S20 E20 N4 N13 N3 $
.

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	

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: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/12/2026 BY SYS