LOT 100 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1287-2534, WD 1

PATEL HARSH/PATEL ARPITABEN
679 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-100

BUILDING CHARACTERISTICS

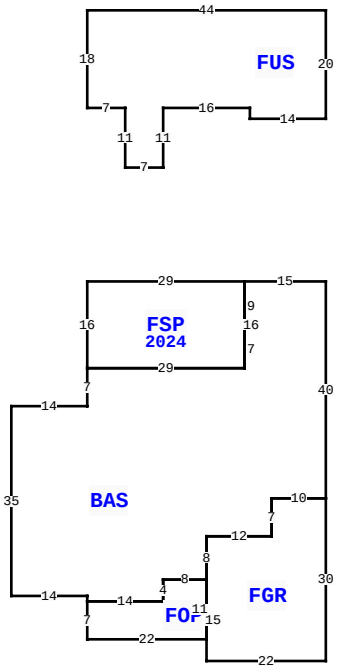
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,256	100		2,256	317,818
FGR	576	55		317	44,658
FOP	186	30		56	7,889
FSP	464	40	2024	186	26,203
FUS	897	100		897	126,367
TOTALS	4,379			3,712	522,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,712	127.9440	154.81	574,655	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2024 Heated Area: 3153 HX Base Yr



679 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	522,936
TOTAL MARKET OB/XF VALUE	6,018
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	567,454
SOH/AGL Deduction	0
ASSESSED VALUE	567,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,454
TOTAL JUST VALUE	567,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33255	SFR	1,125	08/06/2015
32580	SFR	777	12/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1678	11/21/2023	WD	Q	I	01	600,000
GRANTOR: CROCKER JOSEPH ADAM						
GRANTEE: PATEL HARSH						
1409/1780	3/29/2020	WD	Q	I	01	414,000
GRANTOR: SHAWN & NAOMI CONAWAY						
GRANTEE: JOSEPH ADAM & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S9 S7 W29 S7 W14 S35 E14 S1 E14 N4 E8 N8 E12 N7 E10 N40 $
FUS=[ORIG=0,-30] N20 W44 S18 E7 S11 E7 N11 E16 S2 E14 $
FGR=[ORIG=-22,55] S15 E22 N30 W10 S7 W12 S8 $
FOP=[ORIG=-44,59] S7 E22 N11 W8 S4 W14 $
PTR=[ORIG=0,0] N30 S30 $
FSP=[YR=2024;ORIG=-44,16] N16 E29 S16 W29 $
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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	0	0	0	909.00	UT	2.00	2.00	100	2016	2016	3	100	1,818	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0258	PATIO	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,018

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 12/08/2023 BY TP Total Acres: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS