LOT 101 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1287-2534, WD 1

MILLER PETER T/MILLER NANCY A
659 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-101

BUILDING CHARACTERISTICS

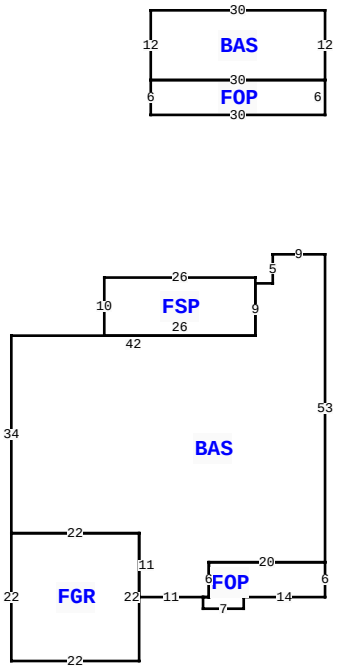
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	360	100		360	47,780
BAS	2,221	100		2,221	294,778
FGR	484	55		266	35,304
FOP	134	30		40	5,309
FOP	180	30		54	7,167
FSP	260	40		104	13,803
TOTALS	3,639			3,045	404,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,045	121.8800	147.47	449,046	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2026 Heated Area: 2581 HX Base Yr



659 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	404,141
TOTAL MARKET OB/XF VALUE	11,725
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	454,366
SOH/AGL Deduction	0
ASSESSED VALUE	454,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,366
TOTAL JUST VALUE	454,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36387	POOL	238	02/27/2018
36342	ADDN SFR	224	02/20/2018
32361	SFR	870	09/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/369	2/19/2021	QC	U	I	11	100
GRANTOR: MILLER NANCY A FKA MA						
GRANTEE: MILLER PETER T						
1297/1496	7/01/2015	WD	Q	I	01	260,100
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: NANCY ALFORD MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S5 W3 FSP= N1 W26 S10 E26 N9$ S9 W42 S34 FGR= S22 E22 N22 W22$ E22 S11 E11 FOP= S2 E7 N2 E14 N6 W20 S6 W1$ E1 N6 E20 N53$ PTR= N30 BAS= N12 W30 S12 E30$ FOP= W30 S6 E30 N6 $ S30$.

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	732.00	UT	2.00	2.00	100	2015	2015	3	100	1,464	
2	0280	POOL R/CON	0	0	8	13	104.00	UT	70.00	70.00	100	2018	2018	3	86	6,261	
3	0166	CONC,PAVMT	0	0	0	0	600.00	UT	2.00	2.00	100	2018	2018	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 11,725

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 09/22/2023 BY KS Total Acres: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS