

LOT 103 PRESERVE AT LAUREL
LAKE UNIT 1, WD 1260-2080
WD 1286-1240, WD 1287-2534,

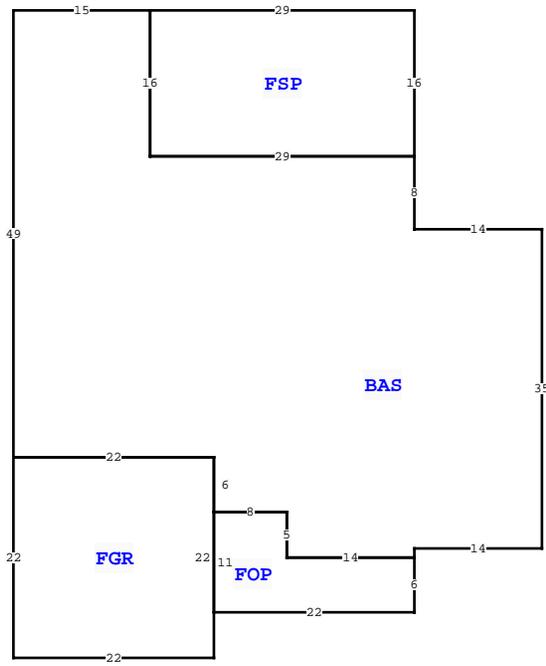
GOSEINE MARLON/NELSON DYAN
623 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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
BAS	2,384	100	
FGR	484	55	
FOP	172	30	
FSP	464	40	
TOTALS	3,504		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,888	119.2906	149.59	432,016	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 0% - 0 Heated Area: 2384 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			388,814
TOTAL MARKET OB/XF VALUE			9,434
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			436,748
SOH/AGL Deduction			3,085
ASSESSED VALUE			433,663
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			433,663
TOTAL JUST VALUE			436,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32263	MAINT/ALTR	907	09/04/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/2558	6/05/2015	WD Q	Q	I	01	348,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: MARLON GOSEINE & DY						
1287/2534	1/16/2015	WD U	V	11		100
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: THE PRESERVE AT LAU						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0169	FENCE/WOOD	0	0	0	144.00	UT	10.50	10.50	100	2015	2015	3	100	1,512	
2	0166	CONC, PAVMT	0	0	0	699.00	UT	2.00	2.00	100	2015	2015	3	100	1,398	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
4	0104	GENERATOR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
5	0258	PATIO	0	0	0	1.00	UT	924.00	924.00	100	2024	2023		100	924	
TOTALS															9,434	

LAND DESCRIPTION															TOTAL OB/XF									
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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							