

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

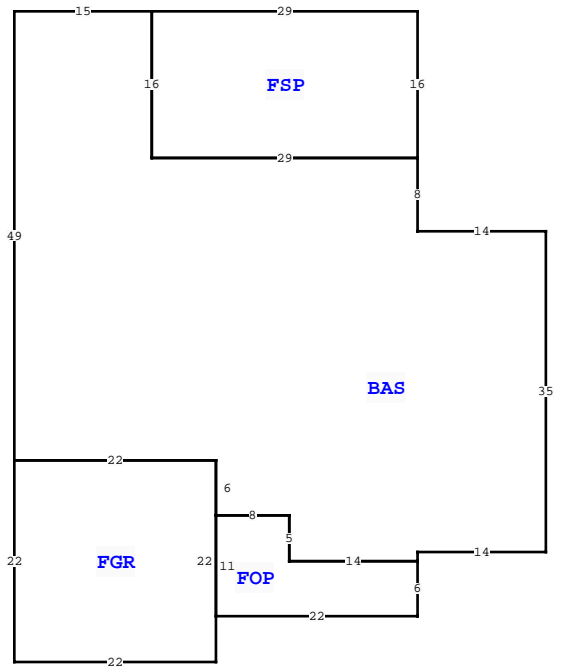
GOSEINE MARLON/NELSON DYAN  
623 SW ROSEMARY DR  
LAKE CITY, FL 32024

**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 Floo	14	CARPET	80
Interior Floo	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
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
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	146.97	424,449	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			382,004
TOTAL MARKET OB/XF VALUE			9,434
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			429,938
SOH/AGL Deduction			0
ASSESSED VALUE			429,938
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			429,938
TOTAL JUST VALUE			429,938
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	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S49 FGR= S22 E22 N22 W22\$ E22 S6 FOP= S11 E22 N6 W14 N5 W8\$ E8 S5 E14 N1 E14 N35 W14 N8 FSP= N16 W29 S16 E29\$ W29 N16\$.	

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							