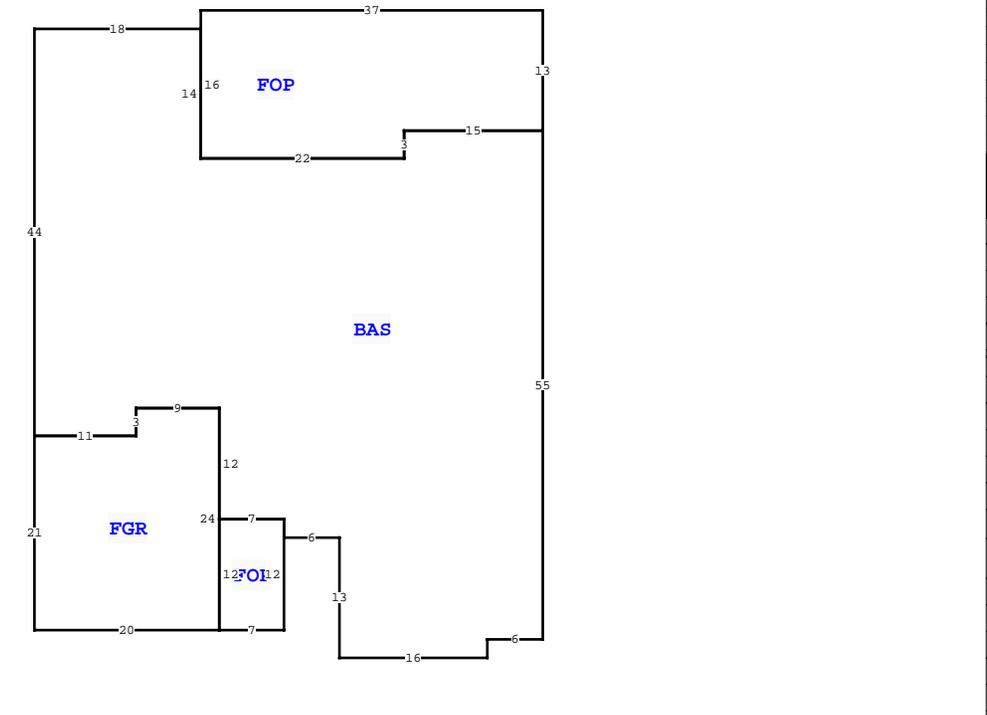


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,000	121.4246	152.27	456,810	2018	2018	0	0	7.00	93.00	



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	2,565	100		2,565	363,233
FGR	447	55		246	34,836
FOP	84	30		25	3,541
FOP	547	30		164	23,224
TOTALS	3,643			3,000	424,833

601 SW ROSEMARY DR, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	0	672.00	UT	2.00	2.00	100	2018	2018	3	100	1,344	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
3	0294	SHED WOOD/	0	100	0	1.00	UT	4,800.00	4,800.00	100	2025	2024		100	4,800	

TOTAL OB/XF 10,644

LAND DESCRIPTION																								
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	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		424,833		
TOTAL MARKET OB/XF VALUE		10,644		
TOTAL LAND VALUE - MARKET		38,500		
TOTAL MARKET VALUE		473,977		
SOH/AGL Deduction		75,695		
ASSESSED VALUE		398,282		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		346,871		
TOTAL JUST VALUE		473,977		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		471,316		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050196	Storage Building	6,835	06/25/2024
000042341	Remodel	1,000	07/16/2021
000042061	Electrical Servic	0	06/02/2021
35691	SFR	1,171	08/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1657	3/15/2021	WD Q	Q	I	01	387,000

GRANTOR: THE PRESERVE AT LAURE  
GRANTEE: PENTOLINO MARK D  
1340/1382 6/28/2017 WD U V 11 100  
GRANTOR: CORNERSTONE HOMES OF  
GRANTEE: THE PRESERVE AT LAU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S44 FGR= S21 E20 N24 W9 S3 W11\$ E11 N3 E9 S12 FOP= S12 E7 N12 W7\$ E7 S2 E6 S13 E16 N2 E6 N55 FOP= N13 W37 S16 E22 N3 E15 \$ W15 S3 W22 N14\$.