LOT 104 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1300-369, WD 13

PENTOLINO MARK D/PENTOLINO JEANIE M
601 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-104

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	13	LAM/VNLPLK 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	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

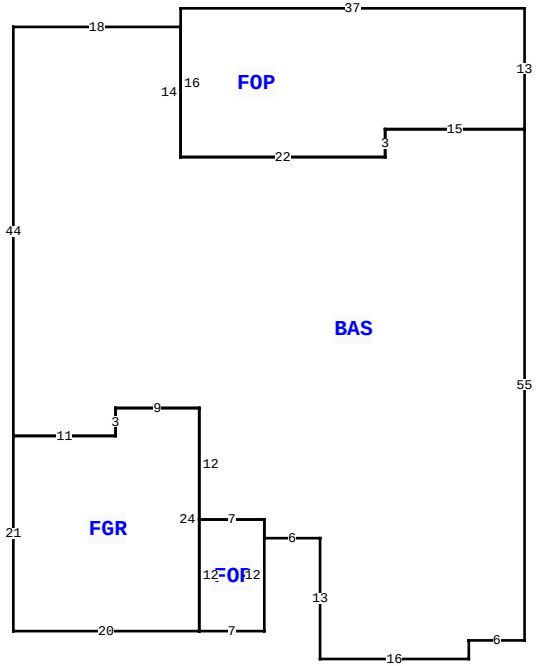
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,565	100		2,565	356,863
FGR	447	55		246	34,226
FOP	84	30		25	3,478
FOP	547	30		164	22,817
TOTALS	3,643			3,000	417,384

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	149.60	448,800	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 2565 HX Base Yr 2022



601 SW ROSEMARY DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		417,384
TOTAL MARKET OB/XF VALUE		10,644
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		466,528
SOH/AGL Deduction		68,246
ASSESSED VALUE		398,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,871
TOTAL JUST VALUE		466,528
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	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$.

LAND DESCRIPTION

TOTAL OB/XF 10,644

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

REVIEW DATE 07/10/2024 BY randall Total Acres: 0.36 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/30/2026 BY SYS