LOT 106 PRESERVE AT LAUREL
LAKE UNIT 1. WD 1260-2080,
WD 1300-369, WD 1342-983, WD

S & P ENTERPRISES INC
P O BOX 1208
LAKE CITY, FL 32056

2027

03-4S-16-02731-106

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		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

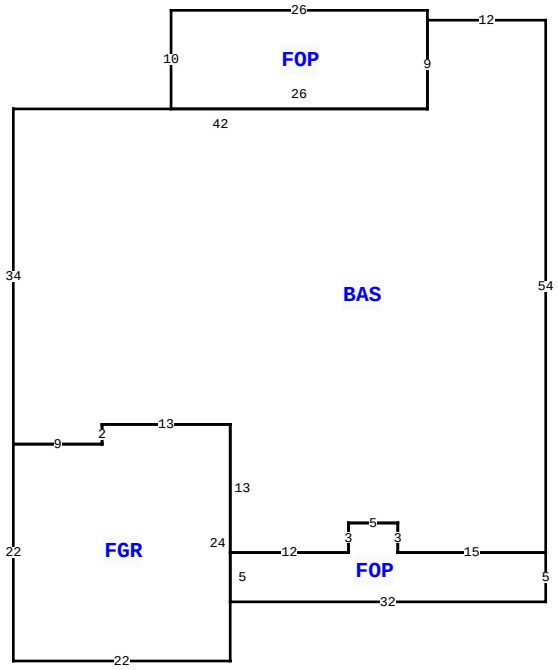
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,255	100		2,255	314,028
FGR	510	55		280	38,992
FOP	175	30		52	7,241
FOP	260	30		78	10,862
TOTALS	3,200			2,665	371,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	123.7544	149.74	399,057	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 2255 HX Base Yr



541 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	7,325.00	UT	2.00	2.00	100	2018	2018	3	100	14,650	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	371,123
TOTAL MARKET OB/XF VALUE	22,350
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	431,973
SOH/AGL Deduction	0
ASSESSED VALUE	431,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,973
TOTAL JUST VALUE	431,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36825	SFR	1,106	06/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0203	2/20/2018	WD	U	V	11	0
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: S & P ENTERPRISES I						
1353/0718	2/05/2018	WD	U	V	11	0
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N1 W26 S10 E26 N9$ S9 W42 S34 FGR= S22 E22 N24 W13 S2 W9$ E9 N2 E13 S13 FOP= S5 E32 N5 W15 N3 W5 S3 W12$ E12 N3 E5 S3 E15 N54$.

LAND DESCRIPTION

TOTAL OB/XF 22,350

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 09/21/2023 BY KS Total Acres: 0.29 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS