LOT 107 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1300-369, WD 13

SCHNEIDERS STEVEN/SCHNEIDERS JENNIFER
523 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-107

BUILDING CHARACTERISTICS

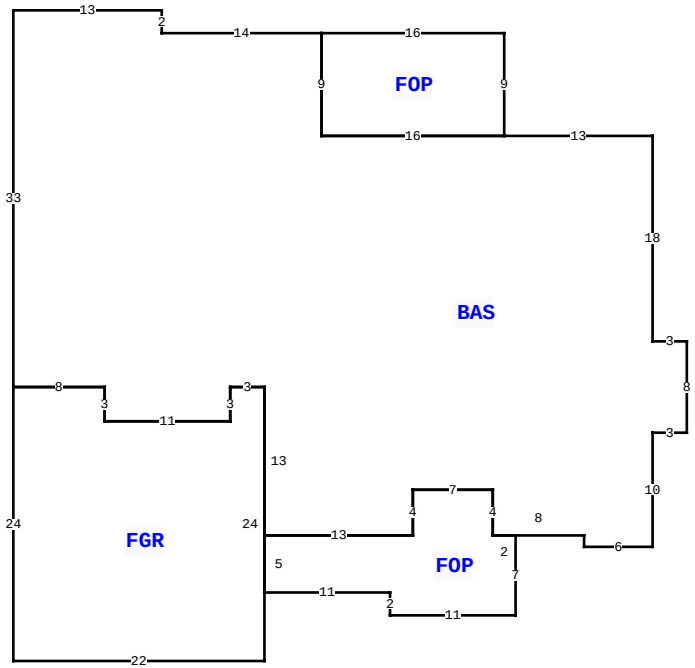
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100		1,978	275,127
FGR	495	55		272	37,833
FOP	144	30		43	5,981
FOP	160	30		48	6,677
TOTALS	2,777			2,341	325,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	126.3240	152.85	357,822	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2023 Heated Area: 1978 HX Base Yr 2023



523 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,618
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		365,518
SOH/AGL Deduction		49,034
ASSESSED VALUE		316,484
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,073
TOTAL JUST VALUE		365,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33857	SFR	761	03/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2014	4/29/2022	WD	Q	I	01	375,000
GRANTOR: CASEY JOHNNY E JR						
GRANTEE: SCHNEIDERS STEVEN						
1319/2712	7/29/2016	WD	Q	I	01	253,900
GRANTOR: PRESERVE AT LAUREL LA						
GRANTEE: JOHNNY E CASEY JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N9 W16 S9 E16$ W16 N9 W14 N2 W13 S33 FGR= S24 E22 N24 W3 S3 W11 N3 W8$ E8 S3 E11 N3 E3 S13 FOP= S5 E11 S2 E11 N7 W2 N4 W7 S4 W13$ E13 N4 E7 S4 E8 S1 E6 N10 E3 N8 W3 N18$.

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	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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 09/21/2023 BY JB Total Acres: 0.33 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS