LOT 108 PRESERVE AT LAUREL
LAKE UNIT 1. WD 1260-2080,
WD 1300-369, WD 1330-66,

PAN CAIXIA/BIN LIN
505 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-108

BUILDING CHARACTERISTICS

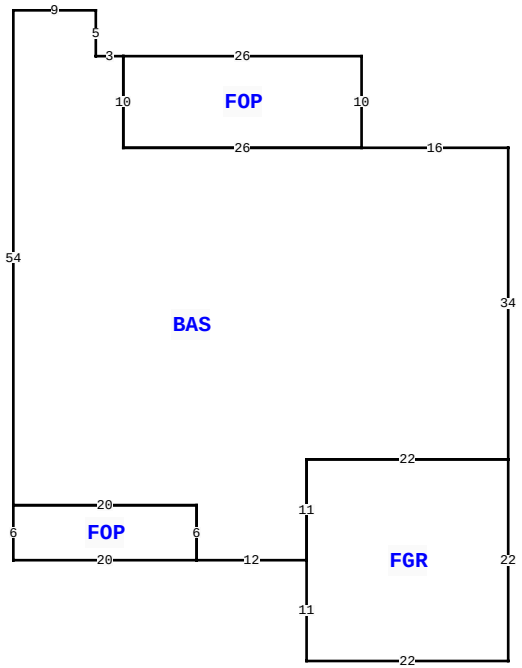
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,233	100		2,233	304,950
FGR	484	55		266	36,326
FOP	120	30		36	4,916
FOP	260	30		78	10,652
TOTALS	3,097			2,613	356,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	122.6764	148.44	387,874	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2021 Heated Area: 2233 HX Base Yr 2021



505 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	705.00	UT	2.00	2.00	100	2017	2017	3	100	1,410	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,162.00	3,162.00	100	2024	2023		100	3,162	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,844
TOTAL MARKET OB/XF VALUE		8,772
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		404,116
SOH/AGL Deduction		99,856
ASSESSED VALUE		304,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,849
TOTAL JUST VALUE		404,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34334	SFR	881	08/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2226	8/06/2020	WD	Q	I	01	330,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CAIXIA PAN & LIN BI						
1330/0066	1/25/2017	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W26 S10 E26$ W26 N10 W3 N5 W9 S54 FOP= S6 E20 N6 W20$ E20 S6 E12 FGR= S11 E22 N22 W22 S11$ N11 E22 N34$.

LAND DESCRIPTION

TOTAL OB/XF 8,772

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: 0.32 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS