LOT 109 PRESERVE AT LAUREL LAKE
WD 1260-2080, WD 1300-369, WD 13

WU JINYU/SHI BINHONG
491 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-109

BUILDING CHARACTERISTICS

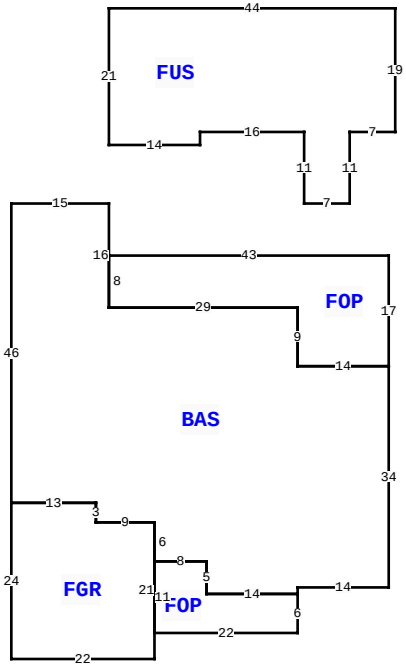
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,331	100		2,331	317,739
FGR	501	55		276	37,621
FOP	172	30		52	7,088
FOP	470	30		141	19,219
FUS	941	100		941	128,267
TOTALS	4,415			3,741	509,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,741	118.9705	146.57	548,318	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 3272 HX Base Yr 2023



491 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	509,936
TOTAL MARKET OB/XF VALUE	3,184
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	551,620
SOH/AGL Deduction	124,617
ASSESSED VALUE	427,003
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	375,592
TOTAL JUST VALUE	551,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35833	SFR	1,474	10/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2426	7/25/2022	WD	Q	I	01	639,000
GRANTOR: DICICCO ROSANNE M						
GRANTEE: WU JINYU						
1385/1650	5/30/2019	WD	Q	I	01	439,700
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: ROSANNE M & KARRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S46 FGR= S24 E22 N21 W9 N3 W13$ E13 S3 E9 S6 FOP= S11 E22 N6 W14 N5 W8$ E8 S5 E14 N1 E14 N34 FOP= N17 W43 S8 E29 S9 E14$ W14 N9 W29 N16$ PTR= E30 FUS= E7 N11 E7 N19 W44 S21 E14 N2 E16 S11$ W30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	684	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,184

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 06/30/2026 BY SYS