LOT 110 PRESERVE AT LAUREL LAKE
WD 1157-43, WD 1183-1849, WD 123

HANKS CRAIG/HANKS CONNIE
471 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

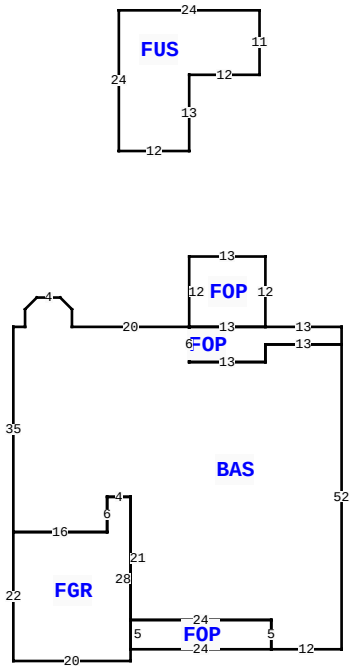
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	08	08
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	2,455	100		2,455	364,102
FGR	464	55		255	37,819
FOP	117	30		35	5,191
FOP	120	30		36	5,339
FOP	156	30		47	6,970
FUS	420	100		420	62,290
TOTALS	3,732			3,248	481,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,248	140.7974	176.56	573,467	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 2026 Heated Area: 2875 HX Base Yr



471 SW ROSEMARY DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	481,712
TOTAL MARKET OB/XF VALUE	14,894
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	535,106
SOH/AGL Deduction	0
ASSESSED VALUE	535,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,106
TOTAL JUST VALUE	535,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	532,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053582	Roof Replacement	24,665	07/14/2025
30325	ADDN SFR	127	07/27/2012
27434	SFR	1,011	10/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/1841	2/27/2026	WD	Q	I	01	565,000
GRANTOR: COLON JUAN R SANTIAGO						
GRANTEE: HANKS CRAIG						
1293/0703	4/17/2015	WD	Q	I	01	284,000
GRANTOR: MARK ROBINSON						
GRANTEE: JUAN R SANTIAGO COL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N3 U2 L2 W4 L2 D2 S3 W2 S35 FGR= S22 E20 N28 W4 S6 W16$ E16 N6 E4 S21 FOP= S5 E24 N5 W24$ E24 S5 E12 N52 FOP= N3 W13 FOP= N12 W13 S12 E13$ W13 S6 E13 N3 E13$ W13 S3 W13 N6$ PTR= N30 FUS= N13 E12 N11 W24 S24 E12$ S30$.

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	0	0	0	780.00	UT	2.50	2.50	100	2009	2009	3	100	1,950	
2	0169	FENCE/WOOD	0	0	0	0	208.00	UT	10.50	10.50	100	2012	2012	3	100	2,184	
3	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
4	0294	SHED WOOD/	0	0	12	32	1.00	UT	5,760.00	5,760.00	100	2024	2023		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 14,894

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 07/28/2025 BY chuck Total Acres: 0.36 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/12/2026 BY SYS