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

**2027**

**03-4S-16-02731-110**

## BUILDING CHARACTERISTICS

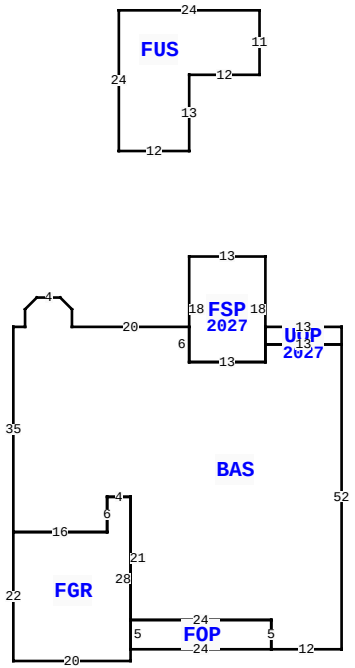
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,455 | 100 | | 2,455 | 322,053 |
| FGR | 464 | 55 | | 255 | 33,451 |
| FOP | 120 | 30 | | 36 | 4,722 |
| FSP | 234 | 40 | 2027 | 94 | 12,331 |
| FUS | 420 | 100 | | 420 | 55,096 |
| UOP | 39 | 20 | 2027 | 8 | 1,049 |
| TOTALS | 3,732 | | | 3,268 | 428,706 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,268 | 129.0643 | 156.17 | 510,364 | 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 428,706 |
| TOTAL MARKET OB/XF VALUE | 14,894 |
| TOTAL LAND VALUE - MARKET | 38,500 |
| TOTAL MARKET VALUE | 482,100 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 482,100 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 482,100 |
| TOTAL JUST VALUE | 482,100 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 526,648 |

| 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=[ORIG=0,0] W20 N3 U2L2 W4 D2L2 S3 W2 S35 E16 N6 E4 S21
E24 S5 E12 N52 W13 S3 W13 N6 $
FGR=[ORIG=-30,35] S22 E20 N28 W4 S6 W16 $
FUS=[ORIG=0,-30] N13 E12 N11 W24 S24 E12 $
FOP=[ORIG=-10,50] S5 E24 N5 W24 $
FSP=[YR=2027;ORIG=0,-12] E13 S18 W13 N18 $
UOP=[YR=2027;ORIG=13,0] E13 S3 W13 N3 $
PTR=[ORIG=0,0] N30 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 06/26/2026 BY TP Total Acres: 0.36 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS