LOT 112 PRESERVE AT LAUREL LAKE
WD 1254-2027, WD 1307-1026, WD 1

DOMINGUEZ JAYO FAMILY TRUST DATED MAY 15, 2024
437 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-112

BUILDING CHARACTERISTICS

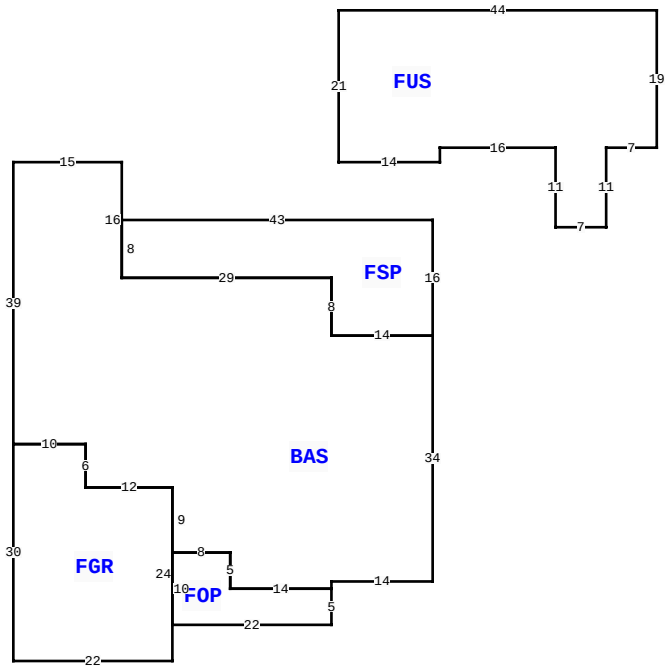
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,200	100		2,200	298,419
FGR	588	55		323	43,813
FOP	150	30		45	6,104
FSP	456	40		182	24,687
FUS	941	100		941	127,642
TOTALS	4,335			3,691	500,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,691	121.8514	147.44	544,201	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2021 Heated Area: 3141 HX Base Yr 2021



437 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	500,665
TOTAL MARKET OB/XF VALUE	9,270
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	548,435
SOH/AGL Deduction	134,606
ASSESSED VALUE	413,829
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	362,418
TOTAL JUST VALUE	548,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048600	Remodel	7,500	07/15/2024
000047646	Solar Power Syste	62,507	07/11/2023
35105	SFR	1,474	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/34	5/15/2024	WD	U	I	11	100
GRANTOR: MUSTAFA ROLANDO DOMIN						
GRANTEE: DOMINGUEZ JAYO FAMI						
1363/1172	6/27/2018	WD	Q	I	01	439,900
GRANTOR: THE PRESERVE AT LAURA						
GRANTEE: ROLANDO DOMINGUEZ M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S39 FGR= S30 E22 N24 W12 N6 W10$ E10 S6 E12 S9 FOP= S10 E22 N5 W14 N5 W8$ E8 S5 E14 N1 E14 N34 FSP= N16 W43 S8 E29 S8 E14$ W14 N8 W29 N16$ PTR= E30 FUS= E14 N2 E16 S11 E7 N11 E7 N19 W44 S21$ 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	0166	CONC,PAVMT	0	100	0	0	1,120.00	UT	2.00	2.00	100	2017	2017	3	100	2,240	
2	0294	SHED WOOD/	0	100	4	24	1.00	UT	4,300.00	4,300.00	100	2024	2023		100	4,300	
3	0258	PATIO	0	100	0	0	1.00	UT	1,050.00	1,050.00	100	2024	2023		100	1,050	
4	0261	PRCH, UOP	0	100	12	20	1.00	UT	1,680.00	1,680.00	100	2024	2023		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 9,270

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 03/20/2026 BY robin Total Acres: 0.33 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/16/2026 BY SYS