LOT 113 PRESERVE AT LAUREL
LAKE UNIT 1. WD 1260-2080,
WD 1300-369, WD 1307-379,

THE KEITH LEIBFRIED LIVING TRUST
421 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-113

BUILDING CHARACTERISTICS

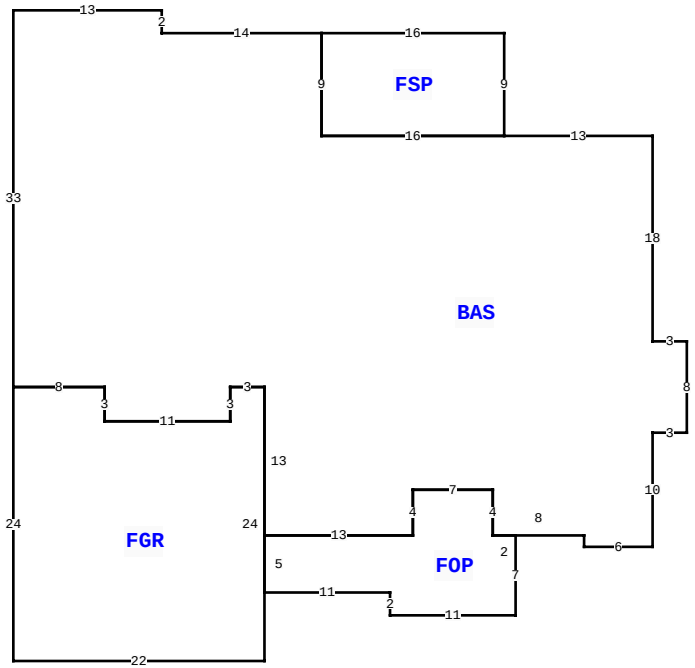
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,978	100		1,978	273,363
FGR	495	55		272	37,591
FOP	160	30		48	6,634
FSP	144	40		58	8,015
TOTALS	2,777			2,356	325,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,356	123.2748	151.87	357,806	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2019 Heated Area: 1978 HX Base Yr 2019



421 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,603
TOTAL MARKET OB/XF VALUE		8,658
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		372,761
SOH/AGL Deduction		141,158
ASSESSED VALUE		231,603
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		175,192
TOTAL JUST VALUE		372,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0174	12/21/2018	WD	U	I	11	100
GRANTOR: KC LEIBFRIED TSTE K Q						
GRANTEE: THE KEITH LEIBFRIED						
1307/0379	12/23/2015	WD	Q	I	03	260,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE KATHERINE QUINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N9 W16 S9 E16$ W16 N9 W14 N2 W13 S33 FGR= S24 E22 N24 W3 S3 W11 N3 W8$ E8 S3 E11 N3 E3 S13 FOP= S5 E11 S2 E11 N7 W2 N4 W7 S4 W13$ E13 N4 E7 S4 E8 S1 E6 N10 E3 N8 W3 N18$.

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	0120	CLFENCE 4	0	100	0	0	160.00	UT	5.50	5.50	100	2016	2016	3	100	880	
2	0166	CONC,PAVMT	0	100	0	0	1,089.00	UT	2.00	2.00	100	2016	2016	3	100	2,178	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 8,658

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 06/30/2026 BY SYS