

LOT 118 PRESERVE AT LAUREL
LAKE UNIT 1, WD 1260-2080
WD 1290-2440

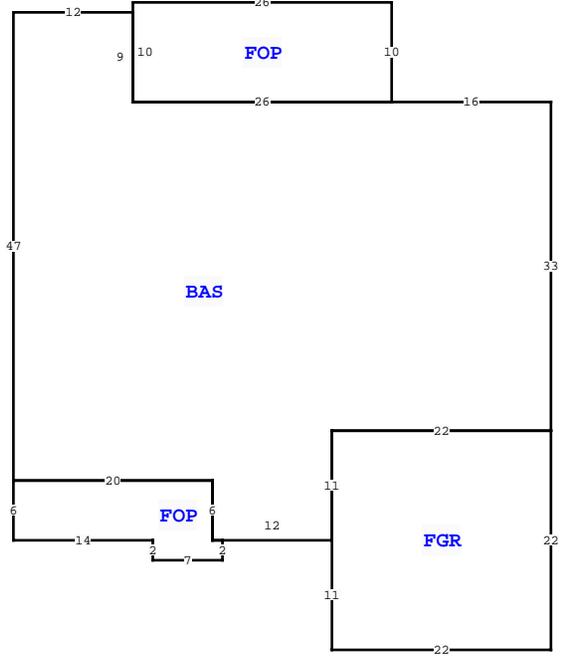
REGAR CHARLES
630 SW ROSEMARY DRIVE
LAKE CITY, FL 32024

2026

03-4S-16-02731-118

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		4	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
BAS	2,122	100	
FGR	484	55	
FOP	134	30	
FOP	260	30	
TOTALS	3,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 2122						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			338,276
TOTAL MARKET OB/XF VALUE			2,876
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			379,652
SOH/AGL Deduction			47,635
ASSESSED VALUE			332,017
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			280,606
TOTAL JUST VALUE			379,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31649	SFR	839	12/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/2440	3/09/2015	WD Q	Q	I	01	233,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CHARLES REGAR						
1260/2080	8/29/2013	WD U	V	V	37	963,500
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: CORNERSTONE PARTNER						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	838.00	UT	2.00	2.00	100	2014	2014	3	100	1,676	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							