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

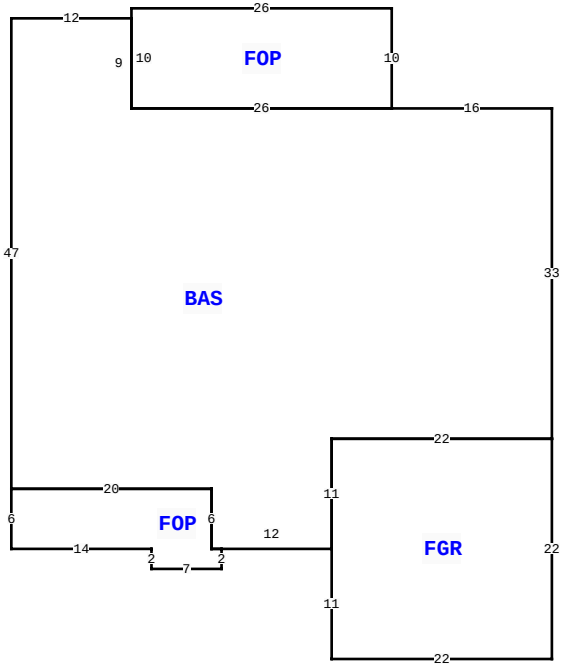
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,122 | 100 | | 2,122 | 281,417 |
| FGR | 484 | 55 | | 266 | 35,277 |
| FOP | 134 | 30 | | 40 | 5,304 |
| FOP | 260 | 30 | | 78 | 10,344 |
| TOTALS | 3,000 | | | 2,506 | 332,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,506 | 120.9516 | 149.01 | 373,419 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2122 HX Base Yr 2022




630 SW ROSEMARY DR, LAKE CITY

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

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 838.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 1,676 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 332,343 |
| TOTAL MARKET OB/XF VALUE | | 2,876 |
| TOTAL LAND VALUE - MARKET | | 38,500 |
| TOTAL MARKET VALUE | | 373,719 |
| SOH/AGL Deduction | | 41,702 |
| ASSESSED VALUE | | 332,017 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 280,606 |
| TOTAL JUST VALUE | | 373,719 |
| 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 | I | 01 | 233,000 |
| GRANTOR: CORNERSTONE PARTNERS | | | | | | |
| GRANTEE: CHARLES REGAR | | | | | | |
| 1260/2080 | 8/29/2013 | WD | U | V | 37 | 963,500 |
| GRANTOR: RESIDENTIAL DEVELOPME | | | | | | |
| GRANTEE: CORNERSTONE PARTNER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FOP= N10 W26 S10 E26$ W26 N9 W12 S47 FOP= S6 E14 S2 E7 N2 W1 N6 W20$ E20 S6 E12 FGR= S11 E22 N22 W22 S11$ N11 E22 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 2,876

| 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 09/22/2023 BY KS Total Acres: 0.25 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/30/2026 BY SYS