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

REGAR CHARLES
630 SW ROSEMARY DRIVE
LAKE CITY, FL 32024

2027

03-4S-16-02731-118

BUILDING CHARACTERISTICS

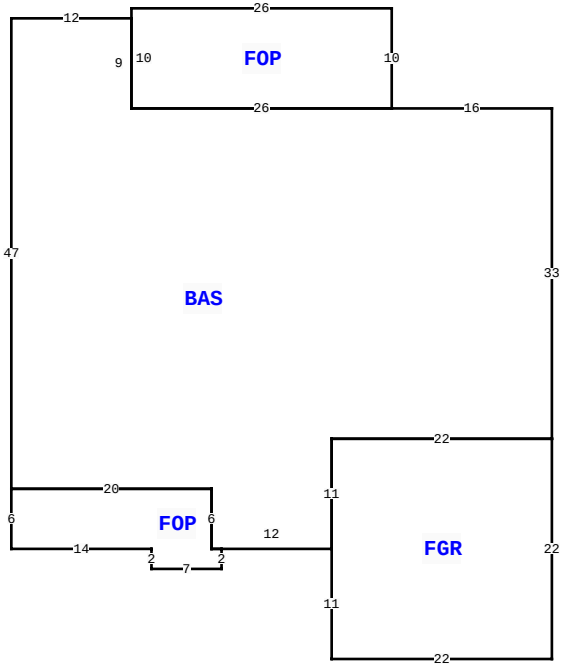
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	276,394
FGR	484	55		266	34,647
FOP	134	30		40	5,210
FOP	260	30		78	10,159
TOTALS	3,000			2,506	326,410

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	146.35	366,753	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		326,410
TOTAL MARKET OB/XF VALUE		2,876
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		367,786
SOH/AGL Deduction		25,808
ASSESSED VALUE		341,978
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,567
TOTAL JUST VALUE		367,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,719

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 11/17/2026 BY SYS