

LOT 120 & THE EAST 6.30 FT OF  
 LOT 121, PRESERVE AT LAUREL  
 LAKE UNIT 1.

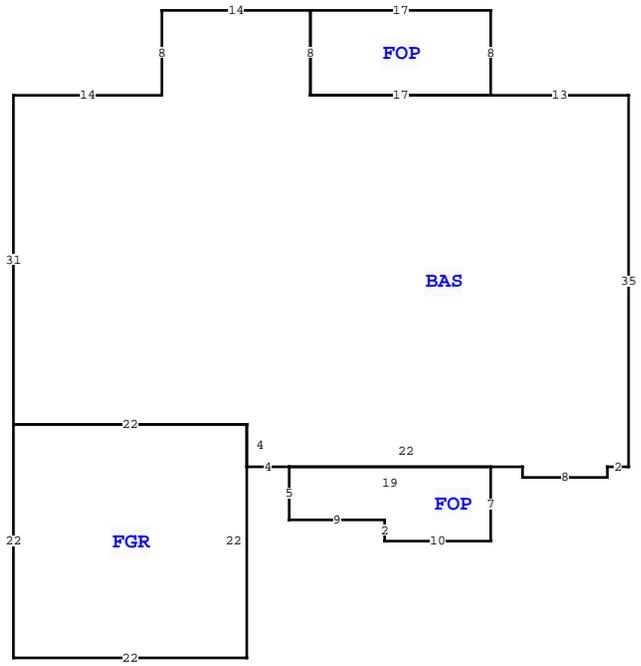
MARSHALL TREY SR  
 656 SW ROSEMARY DR  
 LAKE CITY, FL 32024

**2026**

03-4S-16-02731-120

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 80			
Interior Floo	15	HARDTILE 20			
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	2,062	100		2,062	285,867
FGR	484	55		266	36,878
FOP	115	30		34	4,713
FOP	136	30		41	5,684
TOTALS	2,797			2,403	333,142

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,403	122.8392	154.04	370,158	2015	2015	0	0	10.00	90.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2062 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			333,142
TOTAL MARKET OB/XF VALUE			5,288
TOTAL LAND VALUE - MARKET			42,350
TOTAL MARKET VALUE			380,780
SOH/AGL Deduction			112,355
ASSESSED VALUE			268,425
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			217,014
TOTAL JUST VALUE			380,780
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33105	SFR	622	06/19/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1432	5/26/2020	WD Q	Q	I	01	302,000
GRANTOR: DANIEL & CALLISTA GOO						
GRANTEE: TREY MARSHALL SR						
1400/2612	12/11/2019	WD Q	Q	I	01	285,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: DANIEL & CALLISTA G						

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	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2015	2015	3	100	1,488	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	3,000	
3	0258	PATIO	0	100	0	0	UT	800.00	800.00	100	2024	2023		100	800	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 FOP= N8 W17 S8 E17\$ W17 N8 W14 S8 W14 S31 FGR= S22 E22 N22 W22\$ E22 S4 E4 FOP= S5 E9 S2 E10 N7 W19\$ E22 S1 E8 N1 E2 N35\$.	

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	DPHT 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	1.21	35,000.00	42,350.00	42,350								