

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

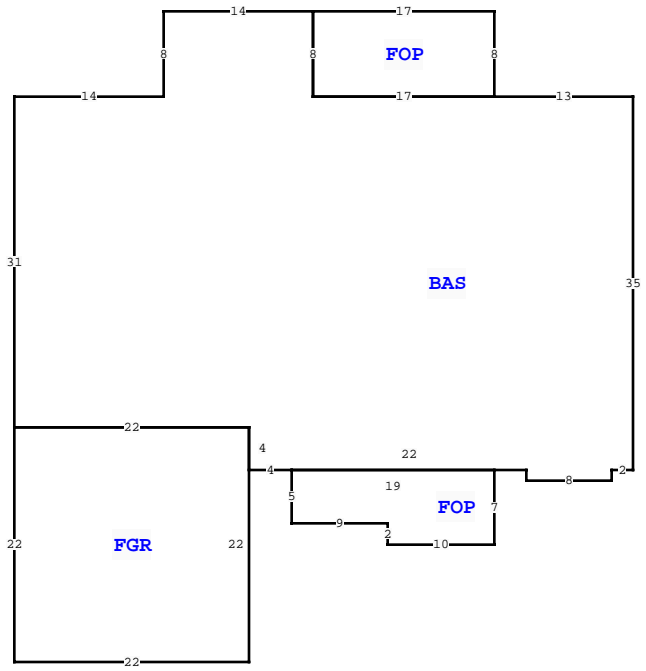
MARSHALL TREY SR
 656 SW ROSEMARY DR
 LAKE CITY, FL 32024

2026

03-4S-16-02731-120

BUILDING CHARACTERISTICS		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	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
BAS	2,062	100	
FGR	484	55	
FOP	115	30	
FOP	136	30	
TOTALS	2,797		

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	151.34	363,670	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 BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		327,303	
TOTAL MARKET OB/XF VALUE		5,288	
TOTAL LAND VALUE - MARKET		42,350	
TOTAL MARKET VALUE		374,941	
SOH/AGL Deduction		106,516	
ASSESSED VALUE		268,425	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		217,014	
TOTAL JUST VALUE		374,941	
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	744.00	UT	2.00	2.00	100	2015	2015	3	100	1,488	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
3	0258	PATIO	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

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							