LOTS 121 & 122 PRESERVE AT LAURE
EX THE E 6.30 FT OF LOT 121.

HULSEY CHRISTOPHER W/HULSEY CHRISTINE H
676 SW ROSEMARY DR
LAKE CITY, FL 32024

2027

03-4S-16-02731-122

BUILDING CHARACTERISTICS

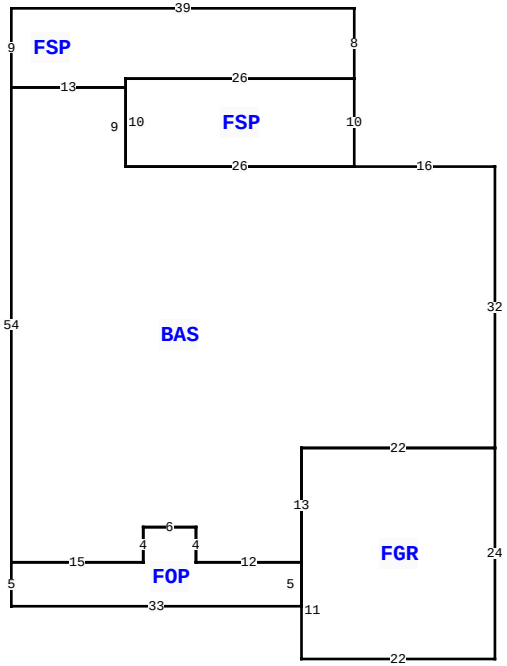
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,282	100		2,282	321,247
FGR	528	55		290	40,824
FOP	189	30		57	8,024
FSP	260	40		104	14,641
FSP	325	40		130	18,301
TOTALS	3,584			2,863	403,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,863	123.7720	149.76	428,763	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 2282 HX Base Yr 2022



676 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	403,037
TOTAL MARKET OB/XF VALUE	4,464
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	484,501
SOH/AGL Deduction	39,127
ASSESSED VALUE	445,374
TOTAL EXEMPTION VALUE	HX HB 13 445,374
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	484,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37141	SFR	1,097	08/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/435	8/30/2021	WD	Q	I	01	390,000
GRANTOR: GIBSON ANTHONY D						
GRANTEE: HULSEY CHRISTOPER W						
1391/2126	8/20/2019	WD	Q	I	01	319,600
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: ANTHONY D & SYDNI M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W26 N9 W13 S54 E15 N4 E6 S4 E12 N13 E22 N32 $
FGR=[ORIG=-22,45] S11 E22 N24 W22 S13 $
FSP=[ORIG=-16,-10] N8 W39 S9 E13 N1 E26 $
FSP=[ORIG=-16,0] N10 W26 S10 E26 $
FOP=[ORIG=-55,45] S5 E33 N5 W12 N4 W6 S4 W15 $
.

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	0166	CONC,PAVMT	0	100	0	0	732.00	UT	2.00	2.00	100	2019	2019	3	100	1,464	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,464

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							
2	0000	C	VAC RES	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: 0.50 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 11/17/2026 BY SYS