

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 03-4S-16-02731-112 (11293) >>

2023 Working Values

updated: 8/31/2023

Owner & Property Info

Result: 2 of 2

Owner	MUSTAFA ROLANDO DOMINGUEZ FARELL EVELIN JAYO 437 SW ROSEMARY DR LAKE CITY, FL 32024		
Site	437 SW ROSEMARY DR, LAKE CITY		
Description*	LOT 112 PRESERVE AT LAUREL LAKE UNIT 1. WD 1254-2027, WD 1307-1026, WD 1332-238, WD 1363-1172,		
Area	0.33 AC	S/T/R	03-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$24,200	Mkt Land	\$30,800
Ag Land	\$0	Ag Land	\$0
Building	\$412,128	Building	\$451,210
XFOB	\$2,240	XFOB	\$2,240
Just	\$438,568	Just	\$484,250
Class	\$0	Class	\$0
Appraised	\$438,568	Appraised	\$484,250
SOH Cap [?]	\$86,831	SOH Cap [?]	\$121,961
Assessed	\$351,737	Assessed	\$362,289
Exempt	HX HB	Exempt	HX HB
Total	county:\$301,737 city:\$0	Total	county:\$312,289 city:\$0
Taxable	other:\$0 school:\$326,737	Taxable	other:\$0 school:\$337,289

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/27/2018	\$439,900	1363/1172	WD	I	Q	01
2/27/2017	\$100	1332/0238	WD	V	U	11
1/7/2016	\$25,000	1307/1026	WD	V	U	37
5/13/2013	\$15,900	1254/2027	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2017	3141	4335	\$451,210

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2017	\$2,240.00	1120.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.330 AC)	1.1000/1.0000 1.0000/ /	\$30,800 /LT	\$30,800

Search Result: 2 of 2

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2018-2392
Parcel Identification No 03-4S-16-02731-112

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of June, 2018 between The Preserve at Laurel Lake, Inc., a Florida Corporation, whose post office address is **426 SW Commerce Drive, Suite 130, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Rolando Dominguez Mustafa and Evelin Jayo Farell, Husband and Wife**, whose post office address is **437 SW Rosemary Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 112, of PRESERVE AT LAUREL LAKE UNIT 1, according to the Plat thereof, as recorded in Plat Book 9, Page 19, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Carlene Crosier
WITNESS Carlene Crosier

Regina Simpkins
WITNESS Regina Simpkins

State of Florida
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th day of June, 2018 by Scott D. Stewart
President of The Preserve at Laurel Lake, Inc., a FL Corporation, who is personally known to me.

Regina Simpkins
Signature of Notary Public
Regina Simpkins

The Preserve at Laurel Lake, Inc., a Florida
Corporation

By: Scott D. Stewart
Scott D. Stewart, President

