LOT 104 PRESERVE AT LAUREL LAKE

WD 1260-2080, WD 1300-369, WD 13

PENTOLINO MARK D
601 SW ROSEMARY DR
LAKE CITY, FL 32024

2021

03-4S-16-02731-104

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3416.0400	1.00

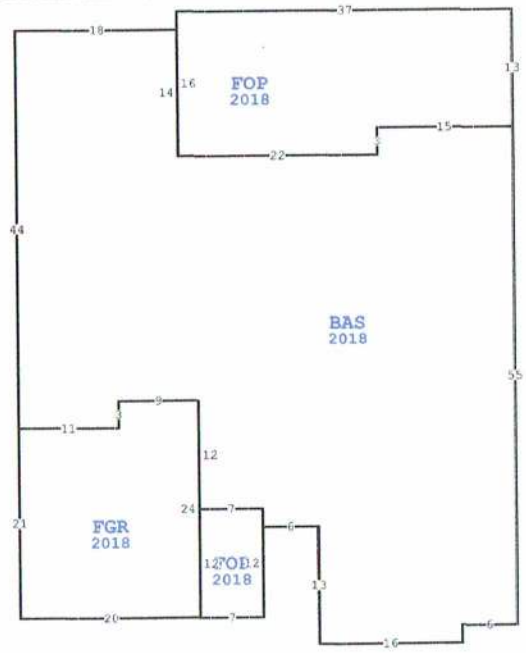
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,565	100	2,565	223,367
FGR	447	55	246	21,423
FOP	84	30	25	2,178
FOP	547	30	164	14,282
TOTALS	3,643		3,000	261,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,000	126.9439	88.86	266,580	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM - 0% - 0

HX Base Yr



601 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	261,248
TOTAL MARKET OB/XF VALUE	1,344
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	282,592
SOB/AGL Deduction	0
ASSESSED VALUE	282,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,592
TOTAL JUST VALUE	282,592
INCOME VALUE	
PREVIOUS YEAR VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1657	3/15/2021	WD	Q	I	01	387,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: PENTOLINO MARK D						
1340/1382	6/28/2017	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

2021 MLS # 109609 4 BED 3 BATH

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S44 FGR=[YR=2018] S21 E20 N24 W9 S3 W11$ E11 N3 E9 S12 FOP=[YR=2018] S12 E7 N12 W7$ E7 S2 E6 S13 E16 N2 E6 N55 FOP=[YR=2018] N13 W37 S16 E22 N3 E15 $ W15 S3 W22 N14$.

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	0	0	0	672.00	UT	2.00	2.00	100	2018	2018	3	100	1,344	

TOTAL OB/XF 1,344

LAND DESCRIPTION

LN	USE CODE	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	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 11/30/2018 BY KRBC TOTAL LAND: 0.36 Market: 0 Agricultural: 0 Common:20000 PRINTED 05/28/2021