

COLUMBIA COUNTY

Property Appraiser

Parcel 03-4S-16-02731-111

Owners

MEDINA JOHN A
MEDINA MARGARET H
453 SW ROSEMARY DR
LAKE CITY, FL 32024

Parcel Summary

Location	453 SW ROSEMARY DR
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.3300
Section	03
Township	4S
Range	16
Subdivision	PRSV AT LAUREL LAKE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 111 PRESERVE AT LAUREL LAKE UNIT 1.

WD 1140-599, WD 1187-2520, WD 1248-2371,
WD 1312-1542, WD 1355-1674,

Working Values

	2026
Total Building	\$442,724
Total Extra Features	\$13,908
Total Market Land	\$38,500
Total Ag Land	\$0



	2026
Total Market	\$495,132
Total Assessed	\$294,447
Total Exempt	\$50,722
Total Taxable	\$243,725
SOH Diff	\$200,685

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$448,059	\$425,046	\$393,199	\$359,521	\$278,810	\$296,629	\$288,549
Total Extra Features	\$13,908	\$14,328	\$14,664	\$14,042	\$13,421	\$13,572	\$13,824
Total Market Land	\$38,500	\$33,000	\$30,800	\$24,200	\$20,000	\$20,000	\$20,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$500,467	\$472,374	\$438,663	\$397,763	\$312,231	\$330,201	\$322,373
Total Assessed	\$285,871	\$277,814	\$269,722	\$261,866	\$254,239	\$250,729	\$245,092
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$235,149	\$227,814	\$219,722	\$211,866	\$204,239	\$200,729	\$195,092
SOH Diff	\$214,596	\$194,560	\$168,941	\$135,897	\$57,992	\$79,472	\$77,281

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1355/1674	2018-03-16	Q	01	WARRANTY DEED	Improved	\$341,500	Grantor: MOHAMED A FODA & NADA N BAKR Grantee: JOHN A & MARGARET H MEDINA (H/W)
WD 1312/1542	2016-03-28	Q	01	WARRANTY DEED	Improved	\$341,000	Grantor: JOHN F FERREIRA Grantee: MOHAMED A FODA
WD 1248/2371	2013-01-28	Q	01	WARRANTY DEED	Improved	\$317,500	Grantor: THOMAS RICHARD JR & TONYA ANN STANTON Grantee: JOHN F FERREIRA
WD 1187/2520	2010-01-20	Q	01	WARRANTY DEED	Improved	\$285,000	Grantor: SIM-Q DEVELOPERS LLC Grantee: THOMAS RICHARD JR & TONYA ANN STANTON
WD 1140/0599	2008-01-07	Q	03	WARRANTY DEED	Vacant	\$69,900	Grantor: RESIDENTIAL DEVELOPMENT GROUP LLC Grantee: SIM-Q DEVELOPERS LLC

Buildings

Building # 1, Section # 1, 293296, SFR

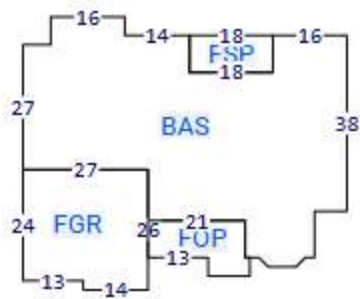
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	3001	\$533,403	2008	2008	4,025	0.00%	17.00%	83.00%	\$442,724

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	32	HARDIE BRD
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	12	HARDWOOD
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	2.50	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,533	100%	2,533
FGR	676	55%	372
FOP	204	30%	61
FSP	144	40%	58
FUS	468	100%	468



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	2008	100%	\$2,000
0166	CONC,PAVMT			1356.00	\$3.00	2008	100%	\$4,068
0282	POOL ENCL	28	20	560.00	\$15.00	2012	40%	\$3,360
0166	CONC,PAVMT	28	20	560.00	\$3.00	2012	100%	\$1,680
0169	FENCE/WOOD			1.00	\$0.00	2014	100%	\$2,800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	PRD	.00	.00	1.00	\$35,000.00/LT	0.33	1.10	\$38,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jan 31, 2008	26628	SFR	COMPLETED	SFR

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of December 15, 2025.