LOT 3 PRESERVE AT LAUREL LAKE UN
WD 1260-2080, WD 1300-369, WD 14

SCHNABEL RONALD F/SCHNABEL VIVIAN L
414 SW ROSEMARY DR
LAKE CITY, FL 32024

**2026**

**03-4S-16-02731-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

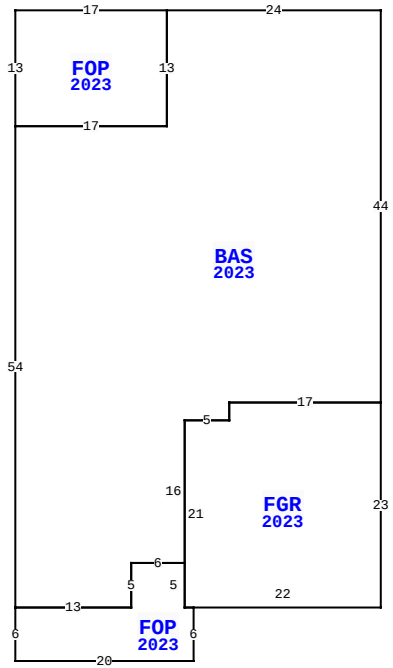
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 2,000 | 100 | 2023 | 2,000 | 294,123 |
| FGR | 496 | 55 | 2023 | 273 | 40,148 |
| FOP | 150 | 30 | 2023 | 45 | 6,617 |
| FOP | 221 | 30 | 2023 | 66 | 9,706 |
| TOTALS | 2,867 | | | 2,384 | 350,595 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,384 | 123.0570 | 151.61 | 361,438 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2000 HX Base Yr 2023




414 SW ROSEMARY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 350,595 |
| TOTAL MARKET OB/XF VALUE | | 2,640 |
| TOTAL LAND VALUE - MARKET | | 38,500 |
| TOTAL MARKET VALUE | | 391,735 |
| SOH/AGL Deduction | | 17,068 |
| ASSESSED VALUE | | 374,667 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 323,945 |
| TOTAL JUST VALUE | | 391,735 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 395,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 041308 | SFR | | 02/11/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/2790 | 1/13/2022 | WD | Q | I | 01 | 403,000 |
| GRANTOR: THE PRESERVE AT LAURE | | | | | | |
| GRANTEE: SCHNABEL RONALD F | | | | | | |
| 1421/0407 | 10/05/2020 | WD | U | V | 11 | 100 |
| GRANTOR: CORNERSTONE HOMES OF | | | | | | |
| GRANTEE: THE PRESERVE AT LAU | | | | | | |

## BUILDING NOTES

## 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 | 480.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 1,440 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2024 | 2023 | | 100 | 1,200 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W24 S13 W17 S54 E13 N5 E6 N16 E5 N2 E17 N44 $
FGR=[YR=2023;ORIG=10,24] W17 S2 W5 S21 E22 N23 $
FOP=[YR=2023;ORIG=-31,-20] E17 S13 W17 N13 $
FOP=[YR=2023;ORIG=-12,42] W6 S5 W13 S6 E20 N6 W1 N5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,640

| 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 | | | | | | | |

REVIEW DATE 01/31/2023 BY TW Total Acres: 0.26 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS