LOT 98 PRESERVE AT LAUREL LAKE
UNIT 1. WD 1260-2080, WD 1300-369, WD 1357-1357, WD 1374-

CARRENDER ANDREW MICHA/CARRENDER REBECCA
691 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

03-4S-16-02731-098

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 100
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

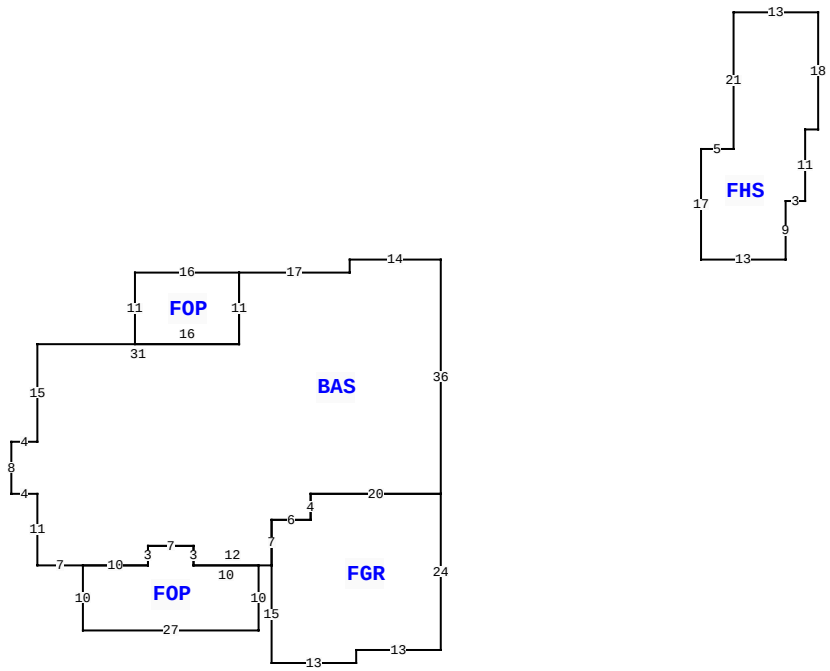
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0400 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100		2,226	310,811
FGR	626	55		344	48,032
FHS	512	60		307	42,866
FOP	176	30		53	7,401
FOP	291	30		87	12,148
TOTALS	3,831			3,017	421,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,017	120.5710	148.54	448,145	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2738 HX Base Yr 2020



691 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		421,256
TOTAL MARKET OB/XF VALUE		3,028
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		462,784
SOH/AGL Deduction		130,874
ASSESSED VALUE		331,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,188
TOTAL JUST VALUE		462,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36823	SFR	1,261	06/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2347	12/18/2018	WD	Q	I	01	328,200
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: ANDREW MICHAEL & RE						
1357/1357	4/10/2018	WD	U	V	11	100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W17 FOP= W16 S11 E16 N11$ S11 W31 S15 W4 S8 E4 S11 E7 FOP= S10 E27 N10 W10 N3 W7 S3 W10$ E10 N3 E7 S3 E12 FGR= S15 E13 N2 E13 N24 W20 S4 W6 S7$ N7 E6 N4 E20 N36 $ PTR= E40 FHS= E13 N9 E3 N11 E2 N18 W13 S21 W5 S17$ W40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	914.00	UT	2.00	2.00	100	2019	2019	3	100	1,828	

LAND DESCRIPTION

TOTAL OB/XF 3,028

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 09/22/2023 BY KS Total Acres: 0.36 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2025 BY SYS