LOT 99 PRESERVE AT LAUREL LAKE U
WD 1260-2080, WD 1300-369, WD 13

PROEHL MATTHEW D/PROEHL KAREN A
13480 DEL PRADO DR S
LARGO, FL 33774

2026

03-4S-16-02731-099

BUILDING CHARACTERISTICS

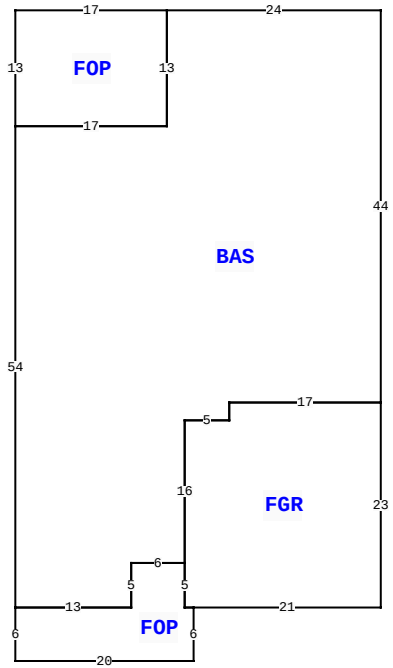
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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		2,000	293,664
FGR	496	55		273	40,085
FOP	150	30		45	6,608
FOP	221	30		66	9,691
TOTALS	2,867			2,384	350,048

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	124.1460	152.95	364,633	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2022 Heated Area: 2000 HX Base Yr



687 SW ROSEMARY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,048
TOTAL MARKET OB/XF VALUE	3,420
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	391,968
SOH/AGL Deduction	0
ASSESSED VALUE	391,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,968
TOTAL JUST VALUE	391,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40001	SFR	0	06/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1089	8/12/2021	WD	Q	I	01	326,400
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: PROEHL MATTHEW D						
1359/2089	5/10/2018	WD	U	V	11	0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] S54 E13 N5 E6 N16 E5 N2 E17 N44 W24 S13 W17 $
FOP=[ORIG=70,-3] S13 E17 N13 W17 $
FOP=[ORIG=70,64] S6 E20 N6 W1 N5 W6 S5 W13 $
FGR=[ORIG=89,43] S16 S5 E1 E21 N23 W17 S2 W5 $
.

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	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,420

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	0		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: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS