

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

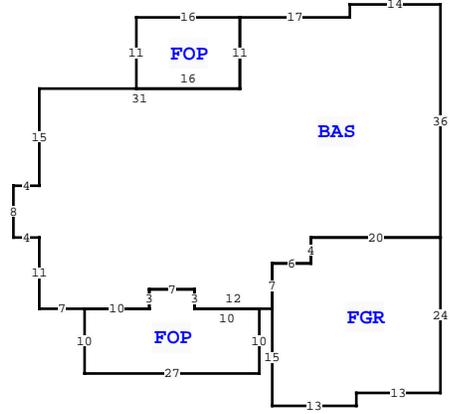
2026

03-4S-16-02731-098



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual Units	05	CONV	100
		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
BAS	2,226	100	
FGR	626	55	
FHS	512	60	
FOP	176	30	
FOP	291	30	
TOTALS	3,831		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 2738						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		428,800	
TOTAL MARKET OB/XF VALUE		3,028	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		470,328	
SOH/AGL Deduction		139,384	
ASSESSED VALUE		330,944	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		279,533	
TOTAL JUST VALUE		470,328	
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	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						

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	914.00	UT	2.00	2.00	100	2019	2019	3	100	1,828	

691 SW ROSEMARY DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/03/2025 MLU

BUILDING NOTES									
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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\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							