

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

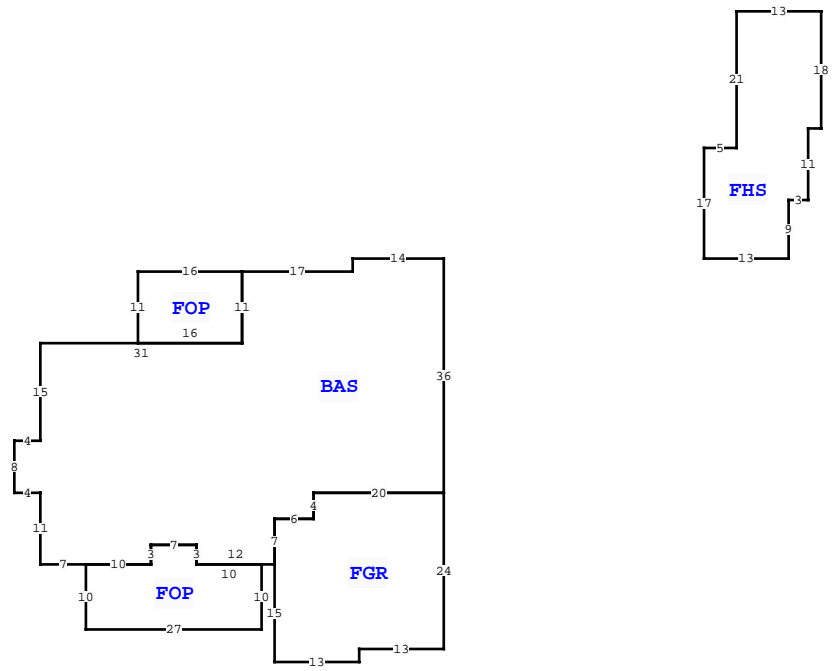
2026

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
Architectual 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			421,256
TOTAL MARKET OB/XF VALUE			3,028
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			462,784
SOH/AGL Deduction			131,840
ASSESSED VALUE			330,944
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			279,533
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

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	

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							