

LOT 1 WEST MEADOW S/D.

ROSHY GARY L/ROSHY TARA
162 SW CURIOUS CT
LAKE CITY, FL 32024

ORB 849-451, ORB 997-2893,

2025

20-4S-16-03077-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201MODULAR HOME	
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 20416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	91,093
TOTALS	2,204		2,204	91,093

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
1	0070	CARPORT UF	0 100	24	30	720.00	UT	3.75	3.75	100	2006	2006	3	100
2	0031	BARN,MT AE	0 100	24	30	720.00	UT	8.00	8.00	100	2006	2006	3	100
3	0255	MBL HOME S	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100
4	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0201	C	MOD HOME	100		00	330.00	661.00	5.01	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,204	83.8400	71.26	157,057	2006	2006	0	0	0	42.00	58.00
1 MODULAR 1 - 100% - 2015				Heated Area: 2204				HX Base Yr 2015				
29 76 76 29 BAS												

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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	0070	CARPORT UF	0 100	24	30	720.00	UT	3.75	3.75	100	2006	2006	3	100	2,700	
2	0031	BARN,MT AE	0 100	24	30	720.00	UT	8.00	8.00	100	2006	2006	3	100	5,760	
3	0255	MBL HOME S	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF														
8,660														

COLUMBIA COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										91,093				
TOTAL MARKET OB/XF VALUE										8,660				
TOTAL LAND VALUE - MARKET										40,080				
TOTAL MARKET VALUE										139,833				
SOH/AGL Deduction										25,749				
ASSESSED VALUE										114,084				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										64,084				
TOTAL JUST VALUE										139,833				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										139,833				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051428	Roof Replacement	10,550	11/07/2024
24459	SFR	275	05/03/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1283/0710	10/16/2014	WD	U	I	12	90,000	
GRANTOR: TD BANK NA							
GRANTEE: GARY L & TARA ROSHY							
1277/1754	7/14/2014	QC	U	I	11	100	
GRANTOR: LAKE CITY KOREAN BAPT							
GRANTEE: TD BANK N A							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W76 S29 E76 N29\$.														