

THE KEITH LEIBFRIED LIVING TRUST
421 SW ROSEMARY DR
LAKE CITY, FL 32024

03-4S-16-02731-113

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		32	HARDIE BRD 100							0100	01	2,356	123.2748	151.87	357,806	2016	2016		0	0	9.00	91.00	VALUATION BY		STANDARD										
Roof Structur		08	IRREGULAR 100							1 SINGLE FAM 100% - 2019 Heated Area: 1978 HX Base Yr 2019														Tax Group: 2		Tax Dist:									
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE		325,603									
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		8,658									
Interior Floo		14	CARPET 70																					TOTAL LAND VALUE - MARKET		38,500									
Interior Floo		12	HARDWOOD 30																					TOTAL MARKET VALUE		372,761									
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction		140,482									
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE		232,279									
Bedrooms			3 100																					TOTAL EXEMPTION VALUE		HX HB WR	55,722								
Bathrooms			2 100																					BASE TAXABLE VALUE		176,557									
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE		372,761									
Stories		1.	1. 100																					NCON VALUE		0									
Architectual Units		05	CONV 100 0 100																					INCOME VALUE											
																								PREVIOUS YEAR MKT VALUE		376,640									
Quality		07	07																					PERMIT NUM		DESCRIPTION	AMT	ISSUED							
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC		3416.0400	1.10/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,978	100		1,978	273,363																														
FGR	495	55		272	37,591																														
FOP	160	30		48	6,634																														
FSP	144	40		58	8,015																														
TOTALS		2,777			2,356	325,603																													
EXTRA FEATURES										421 SW ROSEMARY DR, LAKE CITY										BLD DATE				LGL DATE		04/03/2025 MLU									
										XF DATE				LAND DATE																					
										INC DATE				AG DATE																					
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	0120	CLFENCE 4	0 100	0	0	160.00	UT	5.50	5.50	100	2016	2016	3	100	880																				
2	0166	CONC,PAVMT	0 100	0	0	1,089.00	UT	2.00	2.00	100	2016	2016	3	100	2,178																				
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																				
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100																				
LAND DESCRIPTION										TOTAL OB/XF										8,658															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																		