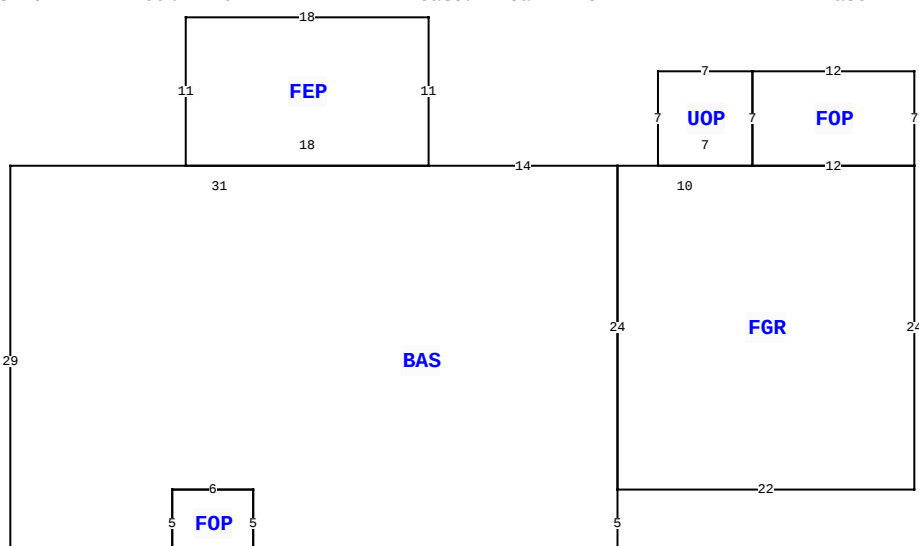


GRAY MARJORIE S
317 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD						
Exterior Wall	31	VINYL SID	100							0100	01	1,767	108,1920	133.29	235,523	1994	1994	0	0	0	35.00	65.00							
Roof Structur	03	GABLE/HIP	100							1 SINGLE FAM 100% - 2024 Heated Area: 1275 HX Base Yr 2024																			
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floo	14	CARPET	60																										
Interior Floo	13	LAM/VNLPLK	40																										
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	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality										05	05																		
DOR CODE										0100	SINGLE FAMILY																		
MAP NUM											MKT AREA										06								
NEIGHBORHOOD/LOC										3417.1100 1.10/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,275	100		1,275	110,464																								
FEP	198	80		158	13,689																								
FGR	528	55		290	25,125																								
FOP	30	30		9	780																								
FOP	84	30		25	2,166																								
UOP	49	20		10	866																								
TOTALS										2,164		1,767	153,090																
EXTRA FEATURES										317 SE ROSEWOOD CIR, LAKE CITY																			
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	0166	CONC, PAVMT	0 100	0	0	724.00	UT	1.50	1.50	100	0	0	3	100	1,086														
LAND DESCRIPTION										TOTAL OB/XF										1,086									
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750												
REVIEW DATE 04/27/2023 BY ME Total Acres: 0.20 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS																													