

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

31 VINYL SID 90
19 COMMON BRK 10
03 GABLE/HIP 100
14 PREFIN MT 100
05 DRYWALL 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100
2 100
2 100
01 NONE 100
1. 1. 100
05 CONV 100
0 100
03 03 100
01 01 100
05 05
0100 SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC3417.11001.10/
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,3331001,333125,613
FGR3645520018,847
FOP12630383,581
FOP15030454,240
TOTALS1,9731,616152,281

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,616116.4240143.43231,7831996199600034.3065.70

1 SINGLE FAM 100% - 2021Heated Area: 1333HX Base Yr 2021

Diagram showing building footprint (BAS) and surrounding areas (FOP, FGR).

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE152,281
TOTAL MARKET OB/XF VALUE1,697
TOTAL LAND VALUE - MARKET24,750
TOTAL MARKET VALUE178,728
SOH/AGL Deduction52,628
ASSESSED VALUE126,100
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE75,378
TOTAL JUST VALUE178,728
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE178,728

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
1427/62512/30/2020WDQ Q I I 01130,000
GRANTOR:FRAZIER DOUGLAS W &
GRANTEE:FURMAN WARREN CHARL
1424/276811/29/2020PB U I I 180
GRANTOR:CLERK OF COURT (MICHA
GRANTEE:MARY ANN FRAZIER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W29 S31 E8 E35 N5 N26 \$
FGR=[ORIG=0,26] E14 N26 W14 S26 \$
FOP=[ORIG=-14,0] N10 W15 S10 E15 \$
FOP=[ORIG=-35,31] S6 E21 N6 W21 \$

EXTRA FEATURES

699 SE ROSEWOOD CIR, LAKE CITY

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTALS1,9731,616152,28104/21/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC,PAVMT010000798.00UT1.501.501001996199631001,197

20060CARPORT F0100001.00UT0.000.00100201220123100500

LAND DESCRIPTION

TOTAL OB/XF1,697

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFRSFR100RSF-10.000.001.00LT1.001.001.1022,500.0024,750.0024,750

REVIEW DATE02/28/2017BYDFTotal Acres: 0.55Total Land Value: 24,750Market: 0Agricultural: 0Common: 24,750PRINTED 09/11/2025 BY SYS