

ROSENFELD JOEL E/ROSENFELD SHARON
4706 SW STATE ROAD 47
LAKE CITY, FL 32024

25-4S-16-03154-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG. 100										0100 01 6,898 137.7806 154.31 1,064,430 1988 1988 0 0 35.00 65.00										Tax Group: 2 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM - 100% - 1996 Heated Area: 4534 HX Base Yr 1996										BUILDING MARKET VALUE 691,880									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 61,084									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 126,280									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 766,898									
Interior Floo 12 HARDWOOD 20																				SOH/AGL Deduction 281,506									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 485,392									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 434,670									
Bathrooms 4 100																				TOTAL JUST VALUE 879,244									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 836,321									
Units 0 100																													
Condition Adj 04 04 100																													
Kitchen Adjus 01 01 100																													
Quality 07 07																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 25416.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 24 100 24 2,407																													
BAS 24 100 24 2,407																													
BAS 612 100 612 61,385																													
BAS 650 100 650 65,196																													
BAS 1,660 100 1,660 166,501																													
FEP 252 80 202 20,261																													
FGR 936 55 515 51,656																													
FOP 96 30 29 2,909																													
FOP 140 30 42 4,213																													
FSP 144 40 58 5,818																													
TOTALS 8,862 6,898 691,880																													
EXTRA FEATURES										4706 SW STATE ROAD 47 , 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 1.00 UT 0.00 0.00 100 0 0 3 100 900																													
2 0180 FPLC 1STRY 0 100 0 0 2.00 UT 2,000.00 2,000.00 100 0 0 3 100 4,000																													
3 0021 BARN, FR AE 0 100 20 24 1.00 UT 0.00 0.00 100 0 0 3 100 3,500																													
4 0280 POOL R/CON 0 100 18 32 648.00 UT 70.00 70.00 100 2000 2000 3 40 18,144																													
5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
6 0166 CONC, PAVMT 0 100 0 0 7,417.00 UT 1.20 1.20 100 1995 1995 3 100 8,900																													
7 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 1996 1996 3 100 1,200																													
8 0166 CONC, PAVMT 0 100 0 0 800.00 UT 2.00 2.00 100 1996 1996 3 100 1,600																													
9 0169 FENCE/WOOD 0 100 0 0 656.00 UT 13.50 13.50 100 2009 2009 3 100 8,856																													
10 0166 CONC, PAVMT 0 100 22 36 792.00 UT 2.00 2.00 100 2015 2015 3 100 1,584																													
LAND DESCRIPTION										TOTAL OB/XF 55,684																			
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 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 11,000.00 11,000.00 11,000																													
2 6200 A PASTURE 3 0 A-1 0.00 0.00 10.48 AC 1.00 1.00 1.00 280.00 280.00 2,934																													
3 9910 M MKT. VAL. AG 0 A-1 0.00 0.00 10.48 AC 1.00 1.00 1.00 11,000.00 11,000.00 115,280																													
REVIEW DATE 12/02/2024 BY SYS Total Acres: 11.48 Total Land Value: 13,934 Market: 115,280 Agricultural: 2,934 Common: 11,000 PRINTED 06/26/2025 BY SYS																													

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