

ROSIER LEANDOUS W JR
P O BOX 2973
LAKE CITY, FL 32056-2973

36-3S-15-00307-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
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	15	0100	01	1,501	110.4840	123.74	185,734	1958	1958	0	0	35.00	65.00	Tax Group: 3		Tax Dist:													
Roof Structur	03	1 SINGLE FAM 100% - 2006												Heated Area: 1248		HX Base Yr 2006													
Roof Cover	05	COMP SHNGL 100														BUILDING MARKET VALUE		120,727											
Interior Wall	03	DRYWALL 100														TOTAL MARKET OB/XF VALUE		18,532											
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET		30,000											
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE		169,259											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		70,585											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		98,674											
Bedrooms		4 100														TOTAL EXEMPTION VALUE		50,722											
Bathrooms		1.5 100														BASE TAXABLE VALUE		47,952											
Frame	01	NONE 100														TOTAL JUST VALUE		169,259											
Stories	1.	1. 100														NCON VALUE		0											
Architectual	05	CONV 100														INCOME VALUE													
Units		0 100														PREVIOUS YEAR MKT VALUE		169,259											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality														05	05														
DOR CODE														0100	SINGLE FAMILY														
MAP NUM														MKT AREA		01													
NEIGHBORHOOD/LOC														36315.00		1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,248	100		1,248	100,378																								
FOP	24	30		7	563																								
FOP	343	30		103	8,284																								
FSP	252	40		101	8,124																								
FST	77	55		42	3,378																								
TOTALS														1,944			1,501	120,727											
EXTRA FEATURES														1431 SW MAYO RD, 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	12	19	288.00	UT	2.50	2.50	100	2006	2006	3	100	720														
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	800.00	800.00	100	2016	2016	3	100	800														
3	0260	PAVEMENT -A	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500														
4	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600														
5	0296	SHED METAL	0 100	16	24	1.00	UT	6,912.00	6,912.00	100	2024	2023		100	6,912														
6	0030	BARN, MT	0 100	20	30	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000														
LAND DESCRIPTION TOTAL OB/XF 18,532																													
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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000												
REVIEW DATE 07/18/2023 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/09/2025 BY SYS																													