NE1/4 OF SW1/4. EX 5 ACRES IN NE
656-773, QC 1380-2582,

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

2026

36-3S-15-00307-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

838 SW WAVERLY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,199
TOTAL LAND VALUE - MARKET	192,500
TOTAL MARKET VALUE	29,774
SOH/AGL Deduction	0
ASSESSED VALUE	29,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,774
TOTAL JUST VALUE	206,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045387	Roof Replacement	7,300	09/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/2582	3/19/2019	QC	U	V	11	100

GRANTOR: PHYLLIS E ROSIER
GRANTEE: LEANDOUS W ROSIER J

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	4,999	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,199

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	445.00	445.00	15,575							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	35.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	192,500							

REVIEW DATE 07/18/2023 BY JB Total Acres: 35.00 Total Land Value: 15,575 Market: 192,500 Agricultural: 15,575 Common: 0 PRINTED 10/09/2025 BY SYS