N DIV: BEG NE COR, RUN S 51 51 F
51 FT, E 105 FT TO POB. (BLOCK 7

CONNER SHARON
139 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

00-00-00-11998-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

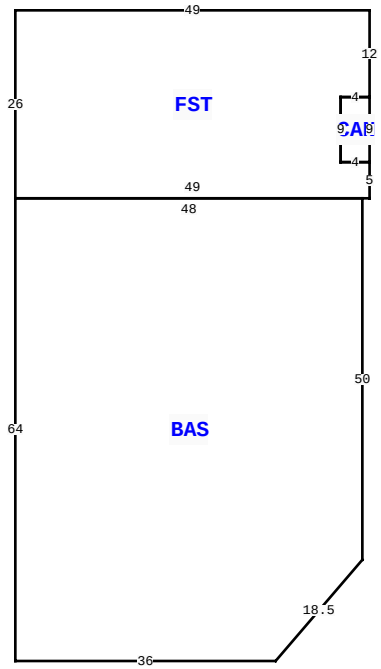
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100		2,988	71,234
CAN	36	30		11	262
FST	1,238	50		619	14,757
TOTALS	4,262			3,618	86,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	3,618	79.4748	47.68	172,506	1930	1930	0	0	0	50.00	50.00

2 STORE DISC 0% - 2023 Heated Area: 2988 HX Base Yr



508 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,253
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,538
TOTAL MARKET VALUE	102,791
SOH/AGL Deduction	0
ASSESSED VALUE	102,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,791
TOTAL JUST VALUE	102,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/834	5/20/2022	QC	U	I	11	100
GRANTOR: GRAZIANO JOSEPH						
GRANTEE: CONNER SHARON						
1396/0792	1/01/2019	QC	U	I	11	100
GRANTOR: SECOND HAND ROSE LLC						
GRANTEE: JOSEPH GRAZIANO						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W49 S26 BAS= S64 E36 R12 U14 N50 W48$ E49 N5 CAN= N9 W4 S9 E4$ W4 N9 E4 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1100	C	STORE 1FLR	0		*C-CB	D53.00	100.00	5,250.00	SF		1.00	1.00	1.40	2.25	3.15	16,538							

REVIEW DATE 04/11/2016 BY ME Total Acres: 0.12 Total Land Value: 16,538 Market: 0 Agricultural: 0 Common: 16,538 PRINTED 05/08/2026 BY SYS