W DIV: BEG INTERS W R/W FIRST
FIRST ST & S R/W HILLSBORO ST,
RUN S 209.5 FT, W 210 FT, N

ST FLEURANT ROSNY
314 NW MAIN BLVD
LAKE CITY, FL 32055

2027

00-00-00-12233-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES

MAP NUM | MKT AREA 06

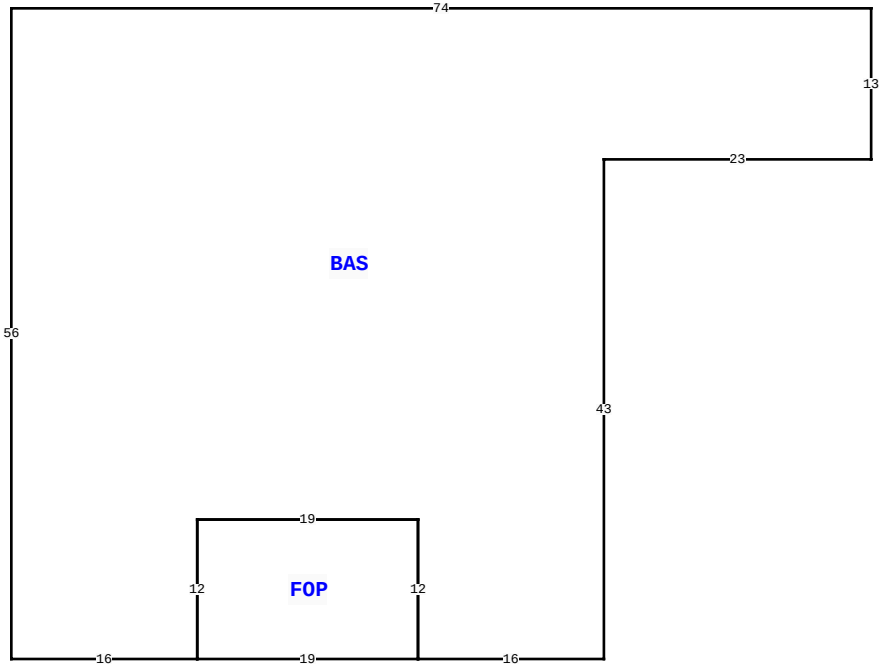
NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,927	100		2,927	34,312
FOP	228	30		68	797
TOTALS	3,155			2,995	35,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,995	42.6240	46.89	140,436	1957	1957	30	0	10	35.00	25.00

1 SINGLE FAM 100% - 2017 Heated Area: 2927 HX Base Yr 2017



272 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		80,754
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		174,220
TOTAL MARKET VALUE		255,574
SOH/AGL Deduction		14,165
ASSESSED VALUE		241,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,998
TOTAL JUST VALUE		255,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1267	ADDN COMM	5	04/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0587	2/07/2014	WD	U	I	12	70,000
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: ROSNY ST FLEURANT						
1248/2156	1/16/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SMIT						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W74 S56 E16 FOP= E19 N12 W19 S12$ N12 E19 S12 E16 N43 E23 N13$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0100	C	SFR	100		*CG	200.00	180.00	30,445.00	SF		1.00	1.00	0.72	5.50	3.96	120,562							
2	0100	C	SFR	0			0.00	0.00	13,550.00	SF		1.00	1.00	0.72	5.50	3.96	53,658							

REVIEW DATE 11/01/2016 BY DF Total Acres: 1.01 Total Land Value: 174,220 Market: 0 Agricultural: 0 Common: 174,220 PRINTED 11/17/2026 BY SYS

W DIV: BEG INTERS W R/W FIRST
FIRST ST & S R/W HILLSBORO ST,
RUN S 209.5 FT, W 210 FT, N

ST FLEURANT ROSNY
314 NW MAIN BLVD
LAKE CITY, FL 32055

2027

00-00-00-12233-000

BUILDING CHARACTERISTICS

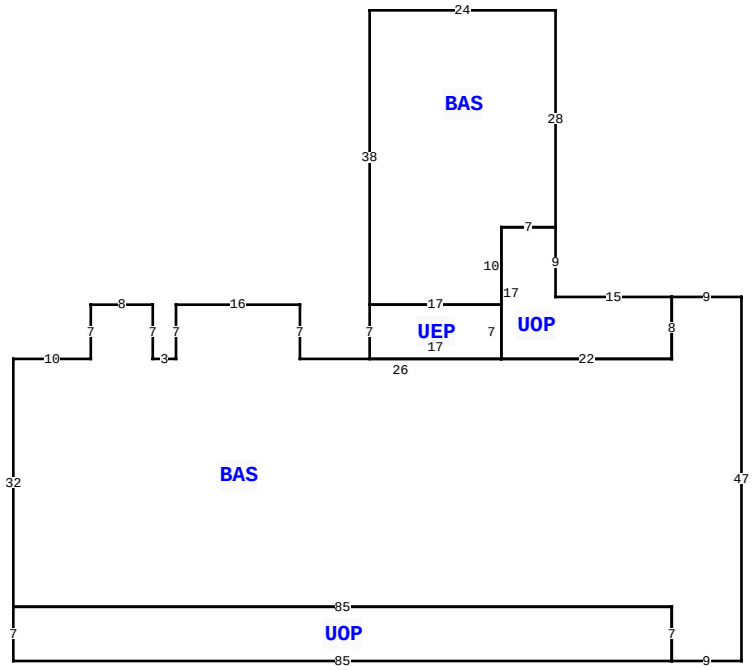
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		5 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	842	100		842	6,336
BAS	3,311	100		3,311	24,915
UEP	119	60		71	534
UOP	239	20		48	361
UOP	595	20		119	896
TOTALS	5,106			4,391	33,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,391	27.3600	30.10	132,169	1857	1857	30	0	10	35.00	25.00

2 SINGLE FAM 0% - 2017 Heated Area: 4153 HX Base Yr 2017



272 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		80,754
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TOTAL LAND VALUE - MARKET		174,220
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,998
TOTAL JUST VALUE		255,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0587	2/07/2014	WD	U	I	12	70,000
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: ROSNY ST FLEURANT						
1248/2156	1/16/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SMIT						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= S8 W22 N17 E7 S9 E15$ S8 W22 UEP= N7 BAS= N10 E7 N28 W24 S38 E17 $ W17 S7E17$ W26 N7 W16 S7 W3 N7 W8 S7W10 S32 UOP= S7 E85 N7 W85$ E85 S7 E9 N47$.

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

REVIEW DATE 11/01/2016 BY DF Total Acres: 1.01 Total Land Value: 174,220 Market: 0 Agricultural: 0 Common: 174,220 PRINTED 11/17/2026 BY SYS

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314 NW MAIN BLVD
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2027

00-00-00-12233-000

BUILDING CHARACTERISTICS

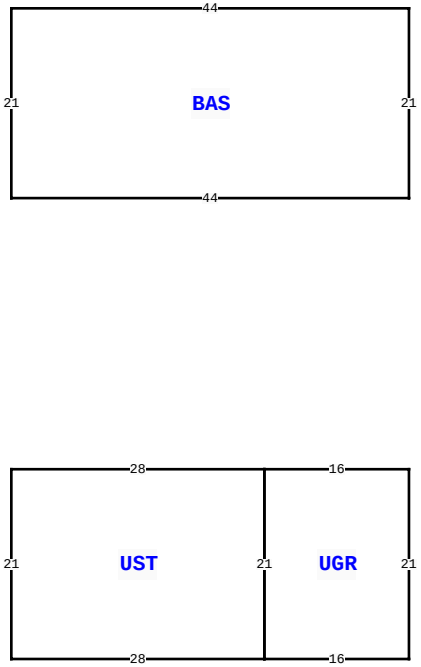
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Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	8,690
UGR	336	45		151	1,420
UST	588	45		265	2,492
TOTALS	1,848			1,340	12,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,340	34.2000	37.62	50,411	1940	1940	30	0	10	35.00	25.00

3 SINGLE FAM 0% - 2017 Heated Area: 924 HX Base Yr 2017



272 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1248/2156	1/16/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SMIT						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W16 UST= W28 S21 E28 N21$ S21 E16 N21$PTR=N30 BAS= W44N21 E44 S21$ S30$.

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

REVIEW DATE 11/01/2016 BY DF Total Acres: 1.01 Total Land Value: 174,220 Market: 0 Agricultural: 0 Common: 174,220 PRINTED 11/17/2026 BY SYS