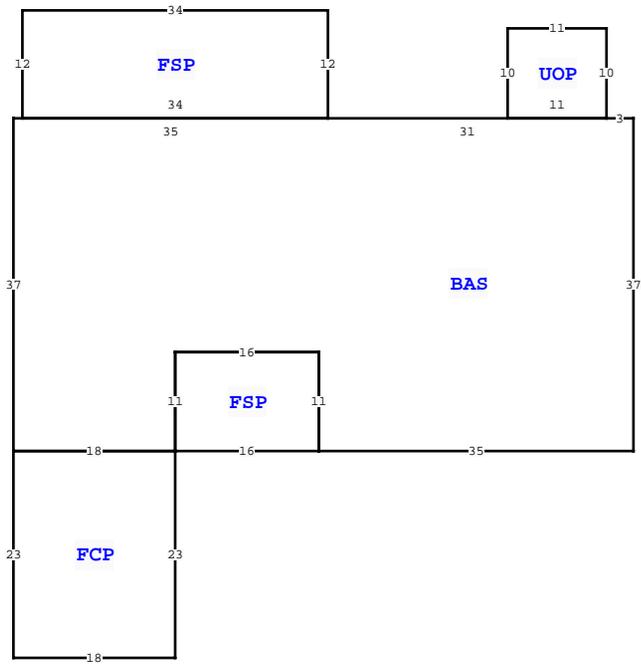


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,377	100	
FCP	414	25	
FSP	176	40	
FSP	408	40	
UOP	110	20	
TOTALS	3,485		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020	141.99	388,485	1975	2016	0	0	9.00	91.00
Heated Area: 2377 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		353,521	
TOTAL MARKET OB/XF VALUE		32,809	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		428,330	
SOH/AGL Deduction		95,885	
ASSESSED VALUE		332,445	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		281,034	
TOTAL JUST VALUE		428,330	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25973	POOL	275	07/02/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/2166	2/13/2019	WD	Q	I	01	317,800
GRANTOR: JUSTIN FALTUS						
GRANTEE: JORDAN M JONES						
1325/0009	10/28/2016	WD	Q	I	01	250,000
GRANTOR: JOHN P & NANCY K CRNJ						
GRANTEE: JUSTIN FALTUS						

EXTRA FEATURES		177 SW ROSE CREEK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0258	PATIO	0.00
3	0280	POOL R/CON	70.00
4	0030	BARN,MT	10.00
5	0166	CONC,PAVMT	2.25
6	0169	FENCE/WOOD	800.00

TOTAL OB/XF												32,809				
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0280	POOL R/CON	0	100	13	364.00	UT	70.00	70.00	100	2007	2007	3	54	13,759	
4	0030	BARN,MT	0	100	40	1,600.00	UT	10.00	10.00	100	2009	2009	3	100	16,000	
5	0166	CONC,PAVMT	0	100	10	400.00	UT	2.25	2.25	100	2009	2009	3	100	900	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W3 UOP= N10 W11 S10 E11\$ W31 FSP= N12 W34 S12 E34\$ W35 S37 FCP= S23 E18 N23 W18\$ E18 FSP= E16 N11 W16 S11\$ N11 E16 S11 E35 N37\$.	

LAND DESCRIPTION		TOTAL OB/XF																		32,809				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	5.00	AC		1.00	1.00	0.70	12,000.00	8,400.00	42,000							