

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,562	100	
FGR	447	55	
FOP	84	30	
FOP	288	30	
TOTALS	3,381		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,919	121.1045	151.87	443,309	2018	2018	0	0	7.00	93.00	
1 SINGLE FAM			0% - 2021	Heated Area: 2562		HX Base Yr						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/03/2025			MLU						

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		412,277
TOTAL MARKET OB/XF VALUE		8,682
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		459,459
SOH/AGL Deduction		8,422
ASSESSED VALUE		451,037
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		451,037
TOTAL JUST VALUE		459,459
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051161	Generator	0	10/21/2024
35835	SFR	1,171	10/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/0045	1/09/2020	WD Q	Q	I	01	355,000
GRANTOR: JUSTIN R & HEATHER L						
GRANTEE: CHRISTOPHER WILLIAM						
1365/2087	7/31/2018	WD Q	Q	I	01	339,700
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: JUSTIN R & HEATHER						

EXTRA FEATURES																
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	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	891.00	UT	2.00	2.00	100	2081	2081	3	100	1,782	
3	0104	GENERATOR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
TOTALS													8,682			

BUILDING NOTES												
448 SW ROSEMARY DR, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W18 S43 FGR= S21 E20 N24 W9 S3 W11\$ E11 N3 E9 S12 FOP= S12 E7 N12 W7\$ E7 S2 E6 S12 E16 N2 E6 N55 FOP= N6 W37 S9 E22 N3 E15\$ W15 S3 W22 N12\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500								