

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Exterior Wall	00		N/A	0	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LAM/VNLPLK	100	
Interior Floor	00		N/A	0	
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	
Units			0	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,429	100	2026	2,429	289,585
FGR	504	55	2026	277	33,024
FOP	61	30	2026	18	2,146
FOP	191	30	2026	57	6,796
TOTALS	3,185			2,781	331,551

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
				Heated Area: 2429								
					HX Base Yr							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		331,551
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		371,311
SOH/AGL Deduction		0
ASSESSED VALUE		371,311
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		371,311
TOTAL JUST VALUE		371,311
NCON VALUE		332,811
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051873	New Residential C	317,000	12/18/2024
000051685	Right-of-Way Acce		12/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	R / I	RSN CD	SALE PRICE
1558/1019	1/09/2026	WD Q	Q	V	01	400,000

GRANTOR: ADAMS HOMES OF NORTHW  
GRANTEE: FLORIDA GATEWAY HOM  
1520/1477 8/01/2024 WD Q V 05 2,220,000  
GRANTOR: CORNERSTONE HOMES OF FL  
GRANTEE: ADAMS HOMES OF NORT

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	0166	CONC,PAVMT	0	0	0	0		420.00	UT	3.00			3.00	100	2026	2025	100	1,260	

777 SW ROSEMARY DR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/03/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=90,10] W13 S9 W16 U3L3 W4 N6 W21 S44 E24 S2 E13 N1 E7 S5 E13 N50 \$	
FGR=[YR=2026;ORIG=33,54] E24 S21 W24 N21 \$	
FOP=[YR=2026;ORIG=77,10] W23 S6 E4 D3R3 E16 N9 \$	
FOP=[YR=2026;ORIG=77,55] W7 S1 W2 S6 E9 N7 \$	

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							