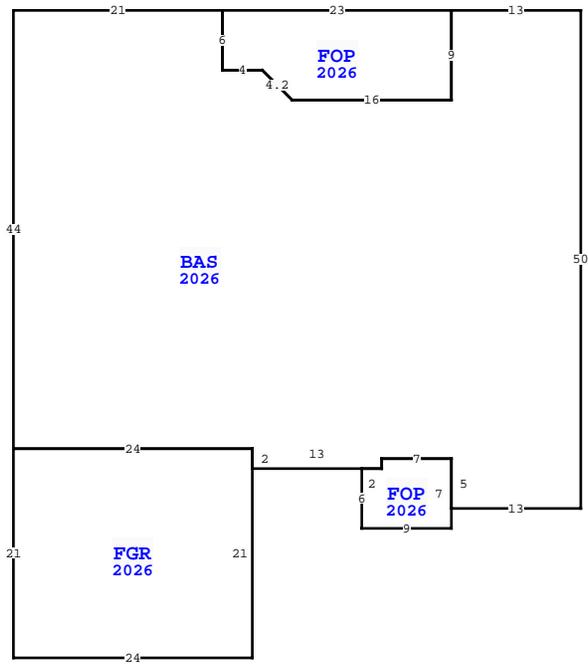


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
BAS	2,429	100	2026
FGR	504	55	2026
FOP	61	30	2026
FOP	191	30	2026
TOTALS	3,185		
		2,781	337,474

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													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		337,474	
TOTAL MARKET OB/XF VALUE		1,260	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		377,234	
SOH/AGL Deduction		0	
ASSESSED VALUE		377,234	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		377,234	
TOTAL JUST VALUE		377,234	
NCON VALUE		338,734	
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 / U	V / 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 OFL
 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	1,260	

TOTAL OB/XF														1,260	
777 SW ROSEMARY DR, LAKE CITY															
														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							