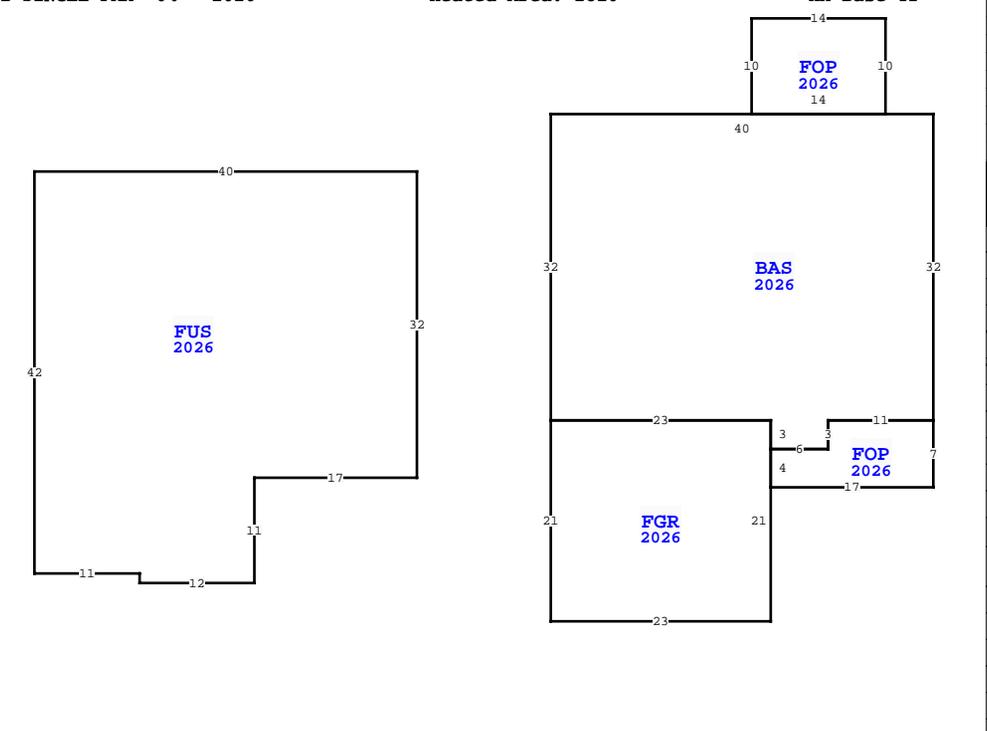


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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									



MAP NUM	MKT AREA	06			
3416.0400	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	2026	1,298	163,665
FGR	483	55	2026	266	33,540
FOP	101	30	2026	30	3,783
FOP	140	30	2026	42	5,296
FUS	1,522	100	2026	1,522	191,909
TOTALS	3,544			3,158	398,192

761 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	420.00	UT	3.50	3.50	100	2026	2025		100	1,470	

TOTAL OB/XF												
1,470												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF												
1,470												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			398,192
TOTAL MARKET OB/XF VALUE			1,470
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			438,162
SOH/AGL Deduction			0
ASSESSED VALUE			438,162
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			438,162
TOTAL JUST VALUE			438,162
NCON VALUE			399,662
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052673	New Residential C	340,000	03/24/2025
000052600	Right-of-Way Acce		03/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1517	9/02/2025	WD Q	Q	I	01	445,000
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: NUNEZ CAMIR JESUS						
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FUS=[YR=2026;ORIG=-54,-14] W40 S42 E11 S1 E12 N11 E17 N32 \$												
BAS=[YR=2026;ORIG=0,-20] W40 S32 E23 S3 E6 N3 E11 N32 \$												
FGR=[YR=2026;ORIG=-40,12] E23 S21 W23 N21 \$												
FOP=[YR=2026;ORIG=-19,-30] E14 S10 W14 N10 \$												
FOP=[YR=2026;ORIG=0,12] W11 S3 W6 S4 E17 N7 \$												