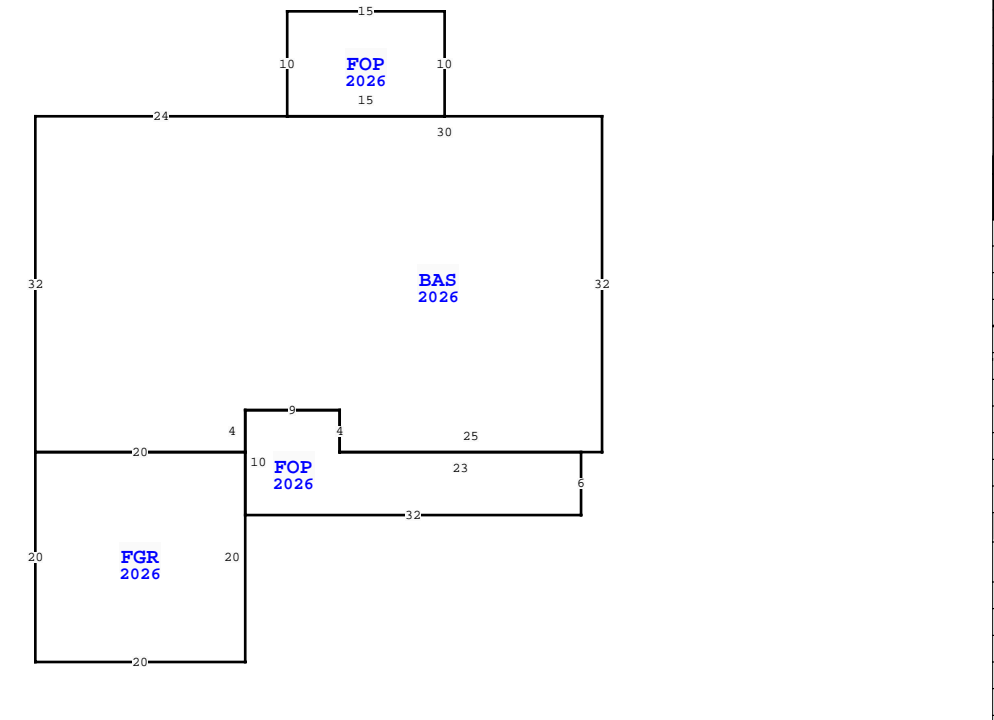


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	

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: 1692 HX Base Yr	



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	1,692	100	2026	1,692	209,131
FGR	400	55	2026	220	27,192
FOP	150	30	2026	45	5,562
FOP	228	30	2026	68	8,405
TOTALS	2,470			2,025	250,290

747 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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	420.00	UT	3.00	3.00	100	2026	2025	100	1,260	

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		250,290
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		290,050
SOH/AGL Deduction		0
ASSESSED VALUE		290,050
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		290,050
TOTAL JUST VALUE		290,050
NCON VALUE		251,550
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052540	New Residential C	300,000	10/17/2025
000052347	Right-of-Way Acce		02/17/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2785	1/29/2026	WD Q	Q	I	01	370,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WALSH ROBERT WILLIA						
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													
BAS=[YR=2026;ORIG=90,10] W30 W24 S32 E20 N4 E9 S4 E25 N32 \$													
FGR=[YR=2026;ORIG=36,42] E20 S20 W20 N20 \$													
FOP=[YR=2026;ORIG=88,42] W23 N4 W9 S10 E32 N6 \$													
POP=[YR=2026;ORIG=60,0] E15 S10 W15 N10 \$													

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							