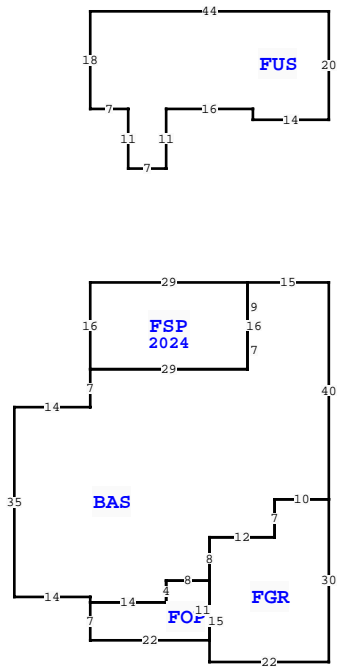


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units	0	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,712	127.9440	157.63	585,123	2016	2016	0	0	0	9.00	91.00		
1 SINGLE FAM 0% - 2024 Heated Area: 3153 HX Base Yr														



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100		2,256	323,608
FGR	576	55		317	45,472
FOP	186	30		56	8,033
FSP	464	40	2024	186	26,680
FUS	897	100		897	128,669
TOTALS	4,379			3,712	532,462

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	909.00	UT	2.00	2.00	100	2016	2016	3	100	1,818	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0258	PATIO	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			532,462	
TOTAL MARKET OB/XF VALUE			6,018	
TOTAL LAND VALUE - MARKET			38,500	
TOTAL MARKET VALUE			576,980	
SOH/AGL Deduction			0	
ASSESSED VALUE			576,980	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			576,980	
TOTAL JUST VALUE			576,980	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			582,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33255	SFR	1,125	08/06/2015
32580	SFR	777	12/31/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1678	11/21/2023	WD	Q	I	01	600,000
GRANTOR: CROCKER JOSEPH ADAM						
GRANTEE: PATEL HARSH						
1409/1780	3/29/2020	WD	Q	I	01	414,000
GRANTOR: SHAWN & NAOMI CONAWAY						
GRANTEE: JOSEPH ADAM & SARAH						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W15 S9 S7 W29 S7 W14 S35 E14 S1 E14 N4 E8 N8 E12 N7 E10 N40 \$													
FUS=[ORIG=0,-30] N20 W44 S18 E7 S11 E7 N11 E16 S2 E14 \$													
FGR=[ORIG=-22,55] S15 E22 N30 W10 S7 W12 S8 \$													
FOP=[ORIG=-44,59] S7 E22 N11 W8 S4 W14 \$													
PTR=[ORIG=0,0] N30 S30 \$													
FSP=[YR=2024;ORIG=-44,16] N16 E29 S16 W29 \$													

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							