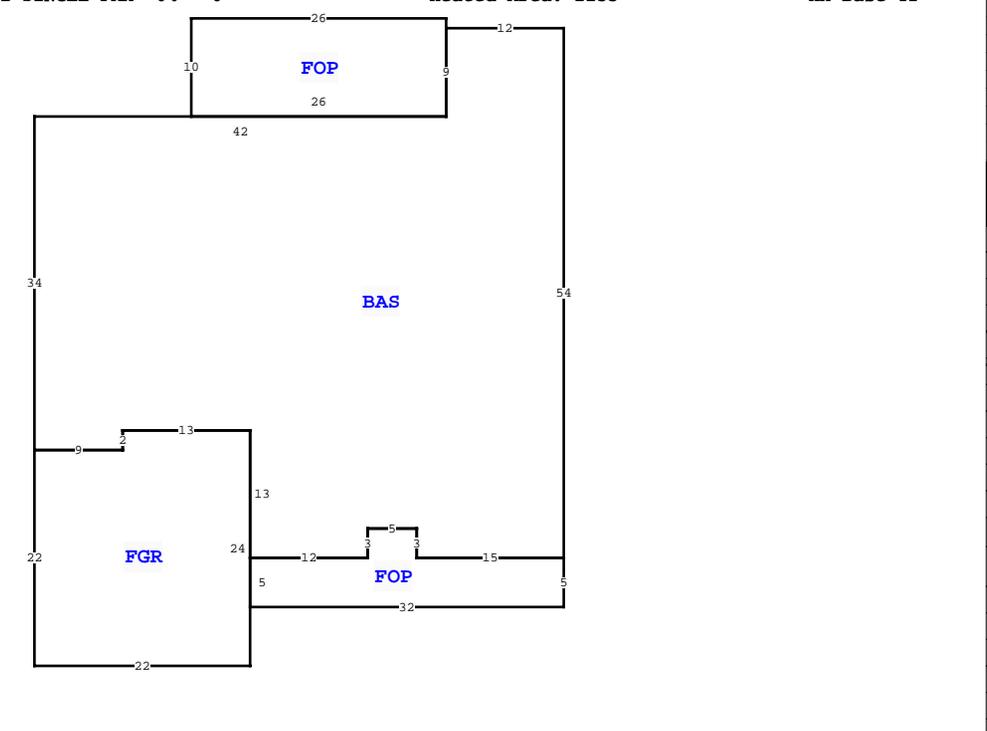


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 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	2,665	123.7544	155.19	413,581	2018	2018	0	0	0	7.00	93.00		



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	2,255	100		2,255	325,456
FGR	510	55		280	40,411
FOP	175	30		52	7,505
FOP	260	30		78	11,258
TOTALS	3,200			2,665	384,630

541 SW ROSEMARY DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	04/03/2025 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	7,325.00	UT	2.00	2.00	100	2018	2018	3	100	14,650	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

TOTAL OB/XF 22,350

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			384,630
TOTAL MARKET OB/XF VALUE			22,350
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			445,480
SOH/AGL Deduction			0
ASSESSED VALUE			445,480
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			445,480
TOTAL JUST VALUE			445,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36825	SFR	1,106	06/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0203	2/20/2018	WD	U	V	11	0
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: S & P ENTERPRISES I						
1353/0718	2/05/2018	WD	U	V	11	0
GRANTOR: THE PRESERVE AT LAUREL						
GRANTEE: CORNERSTONE PARTNER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 FOP= N1 W26 S10 E26 N9S S9 W42 S34 FGR= S22 E22 N24 W13 S2 W9S E9 N2 E13 S13 FOP= S5 E32 N5 W15 N3 W5 S3 W12S E12 N3 E5 S3 E15 N54S.