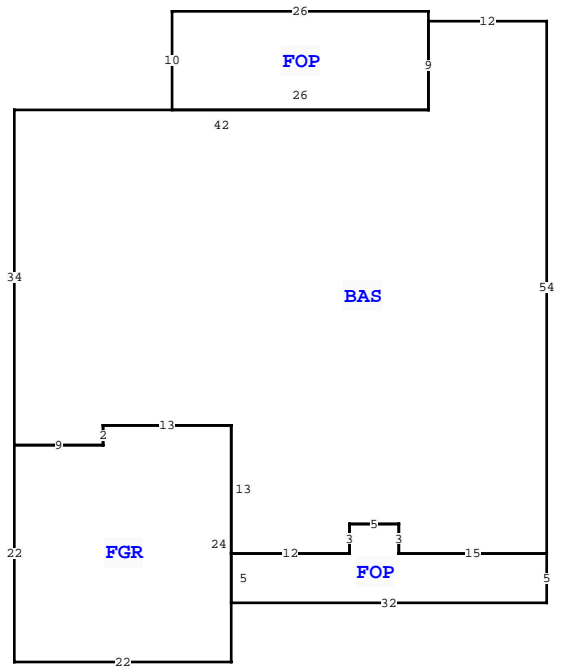


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,665	123.7544	152.47	406,333	2018	2018	0	0	0	7.00	93.00		
1 SINGLE FAM 0% - 0 Heated Area: 2255 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	2,255	100		2,255	319,753
FGR	510	55		280	39,704
FOP	175	30		52	7,373
FOP	260	30		78	11,060
TOTALS	3,200			2,665	377,890

541 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	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	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			377,890	
TOTAL MARKET OB/XF VALUE			22,350	
TOTAL LAND VALUE - MARKET			38,500	
TOTAL MARKET VALUE			438,740	
SOH/AGL Deduction			0	
ASSESSED VALUE			438,740	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			438,740	
TOTAL JUST VALUE			438,740	
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 N9\$ S9 W42 S34 FGR= S22 E22 N24 W13 S2 W9\$ E9 N2 E13 S13 FOP= S5 E32 N5 W15 N3 W5 S3 W12\$ E12 N3 E5 S3 E15 N54\$.													

LAND DESCRIPTION														TOTAL OB/XF 22,350										
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							