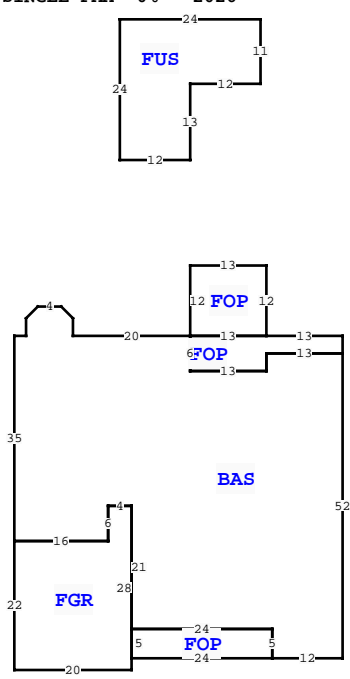


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	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	3,248	140.7974	173.46	563,398	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2875 HX Base Yr													



Quality	08	08			
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	2,455	100		2,455	357,709
FGR	464	55		255	37,155
FOP	117	30		35	5,100
FOP	120	30		36	5,246
FOP	156	30		47	6,849
FUS	420	100		420	61,197
TOTALS	3,732			3,248	473,254

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				473,254	
TOTAL MARKET OB/XF VALUE				14,894	
TOTAL LAND VALUE - MARKET				38,500	
TOTAL MARKET VALUE				526,648	
SOH/AGL Deduction				0	
ASSESSED VALUE				526,648	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				526,648	
TOTAL JUST VALUE				526,648	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				532,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053582	Roof Replacement	24,665	07/14/2025
30325	ADDN SFR	127	07/27/2012
27434	SFR	1,011	10/17/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1841	2/27/2026	WD Q	Q	I	01	565,000
GRANTOR: COLON JUAN R SANTIAGO						
GRANTEE: HANKS CRAIG						
1293/0703	4/17/2015	WD Q	Q	I	01	284,000
GRANTOR: MARK ROBINSON						
GRANTEE: JUAN R SANTIAGO COL						

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	780.00	UT	2.50	2.50	100	2009	2009	3	100	1,950	
2	0169	FENCE/WOOD	0	0	0	208.00	UT	10.50	10.50	100	2012	2012	3	100	2,184	
3	0020	BARN, FR	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
4	0294	SHED WOOD/	0	0	12	32	UT	5,760.00	5,760.00	100	2024	2023		100	5,760	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 N3 U2 L2 W4 L2 D2 S3 W2 S35 FGR= S22 E20 N28 W4 S6 W16\$ E16 N6 E4 S21 FOP= S5 E24 N5 W24\$ E24 S5 E12 N52 FOP= N3 W13 FOP= N12 W13 S12 E13\$ W13 S6 E13 N3 E13\$ W13 S3 W13 N6\$ PTR= N30 FUS= N13 E12 N11 W24 S24 E12\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF 14,894										
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							