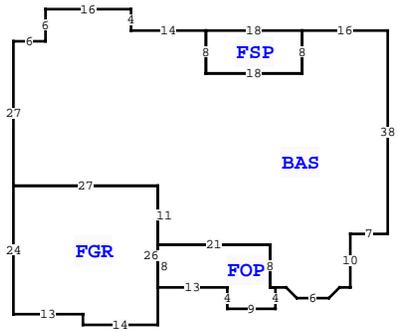


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,492	123.9854	155.48	542,936	2008	2008	0	0	0	17.00	83.00		
1 SINGLE FAM			100% - 2019	Heated Area: 3001				HX Base Yr 2019						



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	2,533	100		2,533	326,880
FGR	676	55		372	48,006
FOP	204	30		61	7,872
FSP	144	40		58	7,485
FUS	468	100		468	60,395
TOTALS	4,025			3,492	450,637

453 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,356.00	UT	3.00	3.00	100	2008	2008	3	100	4,068	
3	0282	POOL ENCL	0	100	28	560.00	UT	15.00	15.00	100	2012	2012	3	40	3,360	
4	0166	CONC,PAVMT	0	100	28	560.00	UT	3.00	3.00	100	2012	2012	3	100	1,680	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	

TOTAL OB/XF 13,908

LAND DESCRIPTION																								
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	100		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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		450,637	
TOTAL MARKET OB/XF VALUE		13,908	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		503,045	
SOH/AGL Deduction		209,455	
ASSESSED VALUE		293,590	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		242,179	
TOTAL JUST VALUE		503,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054686	Roof Replacement	32,000	12/15/2025
26628	SFR	1,093	01/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/1674	3/16/2018	WD Q	Q	I	01	341,500
GRANTOR: MOHAMED A FODA & NADA						
GRANTEE: JOHN A & MARGARET H						
1312/1542	3/28/2016	WD Q	Q	I	01	341,000
GRANTOR: JOHN F FERREIRA						
GRANTEE: MOHAMED A FODA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 FSP= W18 S8 E18 N8\$ S8 W18 N8 W14 N4 W16 S6 W6 S27													
FGR= S24 E13 S2 E14 N26 W27\$ E27 S11 FOP= S8 E13 S4 E9 N4 W1													
N8 W21\$ E21 S8 E3 R2 D2 E6 U2 R2 E2 N10 E7 N38\$ PTR= N30													
FUS= N36 W13 S36 E13\$ S30\$.													