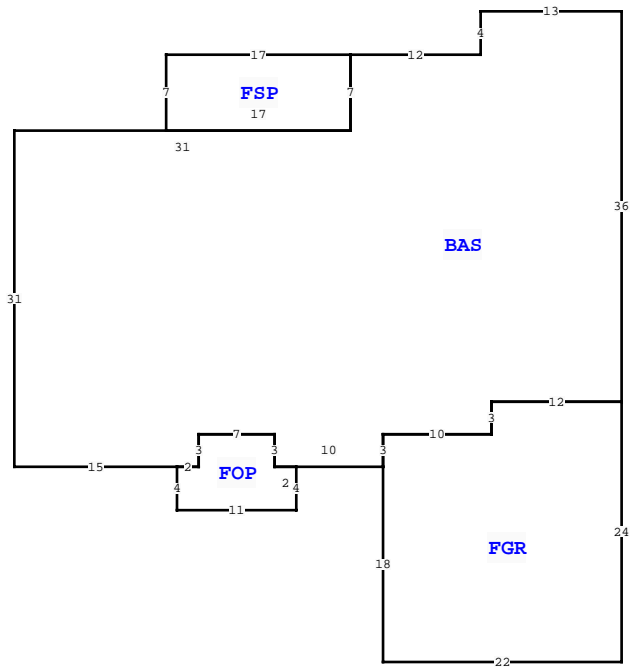


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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	2,182	127.2040	156.72	341,963	2011	2011	0	0	14.00	86.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1840 HX Base Yr 2025													



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	1,840	100		1,840	247,994
FGR	498	55		274	36,929
FOP	65	30		20	2,695
FSP	119	40		48	6,470
TOTALS	2,522			2,182	294,088

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	0 100	0	0	1,050.00	UT	2.00	2.00	100	2011	2011	3	100	2,100	
2	0169	FENCE/WOOD	0 100	0	0	288.00	UT	10.50	10.50	100	2011	2011	3	100	3,024	
3	0294	SHED WOOD/	0 100	10	14	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0258	PATIO	0 100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				294,088	
TOTAL MARKET OB/XF VALUE				7,524	
TOTAL LAND VALUE - MARKET				38,500	
TOTAL MARKET VALUE				340,112	
SOH/AGL Deduction				0	
ASSESSED VALUE				340,112	
TOTAL EXEMPTION VALUE	HX HB VX			56,411	
BASE TAXABLE VALUE				283,701	
TOTAL JUST VALUE				340,112	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				343,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045751	Storage Building	9,495	10/24/2022
28649	SFR	755	06/11/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1214	6/28/2024	QC	U	I	11	100

GRANTOR: THIBODEAU MATTHEW JAM  
 GRANTEE: THIBODEAU CASSIE M  
 1473/1992 8/18/2022 WD Q I 01 359,900  
 GRANTOR: GREEN JULIE G  
 GRANTEE: THIBODEAU MATTHEW JA

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W13 S4 W12 S7 W31 S31 E15 E2 N3 E7 S3 E10 N3 E10 N3 E12 N36 \$													
FGR=[ORIG=-22,42] S18 E22 N24 W12 S3 W10 S3 \$													
FSP=[ORIG=-25,4] W17 S7 E17 N7 \$													
FOP=[ORIG=-41,42] S4 E11 N4 W2 N3 W7 S3 W2 \$													

LAND DESCRIPTION														TOTAL OB/XF 7,524										
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							