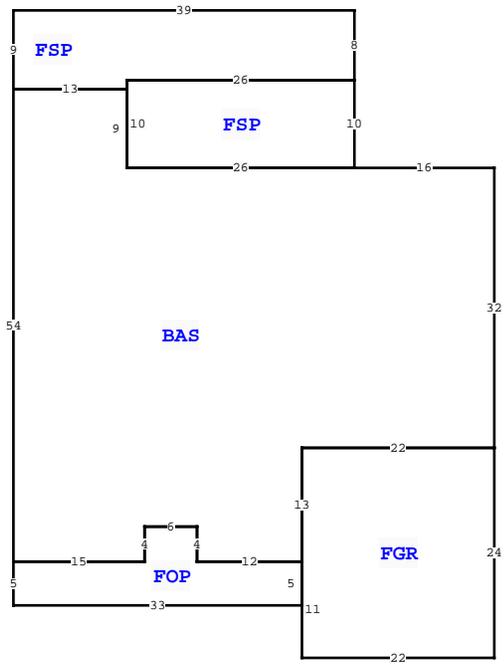




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
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
BAS	2,282	100	
FGR	528	55	
FOP	189	30	
FSP	260	40	
FSP	325	40	
TOTALS	3,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 2282							
					HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			417,704
TOTAL MARKET OB/XF VALUE			4,464
TOTAL LAND VALUE - MARKET			77,000
TOTAL MARKET VALUE			499,168
SOH/AGL Deduction			66,766
ASSESSED VALUE			432,402
TOTAL EXEMPTION VALUE	HX HB 13		432,402
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			499,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			496,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37141	SFR	1,097	08/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/435	8/30/2021	WD	Q	I	01	390,000
GRANTOR: GIBSON ANTHONY D						
GRANTEE: HULSEY CHRISTOPHER W						
1391/2126	8/20/2019	WD	Q	I	01	319,600
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: ANTHONY D & SYDNI M						

EXTRA FEATURES		676 SW ROSEMARY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0169	FENCE/WOOD	3,000.00

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	732.00	UT	2.00	2.00	100	2019	2019	3	100	1,464	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W16 W26 N9 W13 S54 E15 N4 E6 S4 E12 N13 E22 N32 \$	
FGR=[ORIG=-22,45] S11 E22 N24 W22 S13 \$	
FSP=[ORIG=-16,-10] N8 W39 S9 E13 N1 E26 \$	
FSP=[ORIG=-16,0] N10 W26 S10 E26 \$	
FOP=[ORIG=-55,45] S5 E33 N5 W12 N4 W6 S4 W15 \$	

LAND DESCRIPTION		TOTAL OB/XF 4,464																						
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							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							