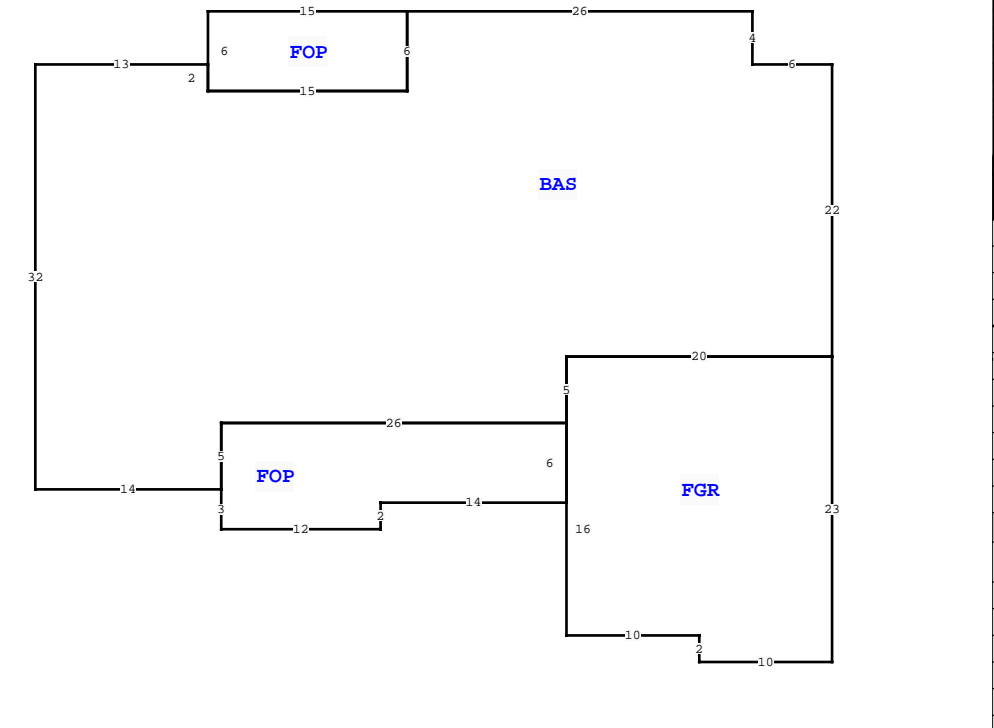


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,987	125.1261	154.16	306,316	2010	2010	0	0	15.00	85.00		



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	1,664	100		1,664	218,044
FGR	440	55		242	31,711
FOP	90	30		27	3,538
FOP	180	30		54	7,076
TOTALS	2,374			1,987	260,369

730 SW ROSEMARY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			260,369	
TOTAL MARKET OB/XF VALUE			5,934	
TOTAL LAND VALUE - MARKET			38,500	
TOTAL MARKET VALUE			304,803	
SOH/AGL Deduction			86,136	
ASSESSED VALUE			218,667	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			167,256	
TOTAL JUST VALUE			304,803	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			307,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055776	Roof Replacement	17,100	06/01/2026
28203	SFR	658	11/10/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/2800	8/20/2018	WD Q	Q	I	01	210,000
GRANTOR: SUWANNEE VALLEY SERVI						
GRANTEE: KIMBERLY R FARNSWOR						
1182/1830	10/15/2009	WD Q	Q	V	01	30,000
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: SUWANNEE VALLEY SER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 N4 W26 FOP= W15 S6 E15 N6\$ S6 W15 N2 W13 S32 E14 FOP= S3 E12 N2 E14 N6 W26 S5\$ N5 E26 FGR= S16 E10 S2 E10 N23 W20 S5\$ N5 E20 N22 \$.	

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	904.00	UT	2.25	2.25	100	2010	2010	3	100	2,034	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0258	PATIO	0	100	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
4	0294	SHED WOOD/	0	100	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION		TOTAL OB/XF														5,934								
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							