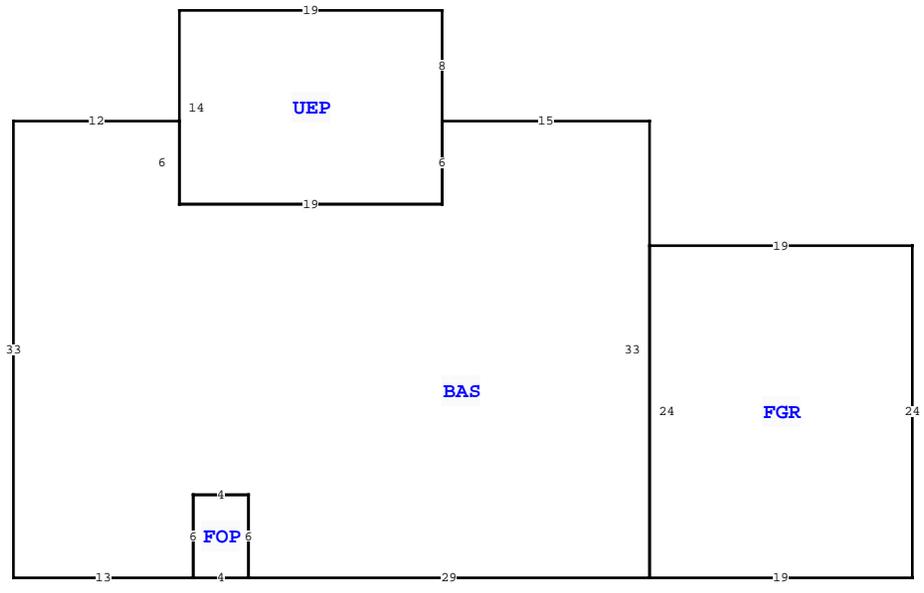


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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
1	SINGLE FAM	100%	- 2016		Heated Area: 1380					HX Base Yr 2016	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	124,109
FGR	456	55		251	22,573
FOP	24	30		7	630
UEP	266	60		160	14,390
TOTALS	2,126			1,798	161,701

303 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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			2.00	100	1993	1993	3	100	1,236	

TOTAL OB/XF 1,236

LAND DESCRIPTION										TOTAL OB/XF														
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,701
TOTAL MARKET OB/XF VALUE			1,236
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			187,687
SOH/AGL Deduction			78,076
ASSESSED VALUE			109,611
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			53,200
TOTAL JUST VALUE			187,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0343	12/31/2015	WD	U	I	11	0
GRANTOR: CONNIE C AVERA						
GRANTEE: MARY MONTGOMERY CAR						
1305/1281	12/03/2015	WD	Q	I	04	100,000
GRANTOR: CONNIE C AVERA						
GRANTEE: MARY MONTGOMERY CAR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 UEP= N8 W19 S14 E19 N6\$ S6 W19 N6 W12 S33 E13 FOP= E4 N6 W4 S6\$ N6 E4 S6 E29 FGR= E19 N24 W19 S24\$ N33\$.