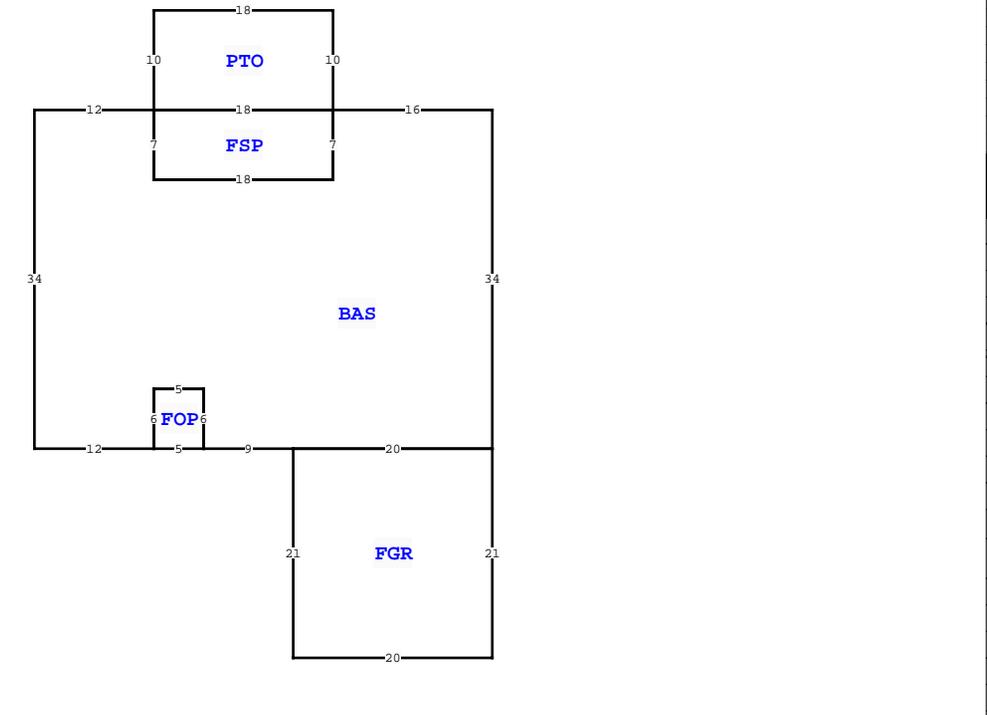


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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
0100	01	1,707	111.5000	137.37	234,491	1991	1991	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	125,721
FGR	420	55		231	20,626
FOP	30	30		9	803
FSP	126	40		50	4,465
PTO	180	5		9	803
TOTALS	2,164			1,707	152,419

171 SE ROSEWOOD CIR, LAKE CITY

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			152,419	
TOTAL MARKET OB/XF VALUE			6,372	
TOTAL LAND VALUE - MARKET			24,750	
TOTAL MARKET VALUE			183,541	
SOH/AGL Deduction			48,927	
ASSESSED VALUE			134,614	
TOTAL EXEMPTION VALUE	HX HB VP		101,333	
BASE TAXABLE VALUE			33,281	
TOTAL JUST VALUE			183,541	
NCON VALUE			5,700	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			177,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054226	Generator		10/10/2025
000051165	Remodel	19,762	10/21/2024
000048706	Remodel	11,457	11/20/2023
000044637	Roof Replacement	12,059	06/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/252	4/22/2022	WD Q	Q	I	01	190,000
GRANTOR: BP PROPERTIES GROUP L						
GRANTEE: WILLIAMS LARRY W						
1357/0467	3/30/2018	WD Q	Q	I	01	105,000
GRANTOR: CHARLES R KISSINGER J						
GRANTEE: BP PROPERTIES GROUP						

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	16	30		1.40	100	0	0	3	100	672	
2	0104	GENERATOR	0	100	0	0		6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
		04/21/2023	MLU

BUILDING NOTES	
BAS= W16 PTO= N10 W18 S10 E18\$ FSP= W18 S7 E18N7\$ S7 W18 N7 W12 S34 E12 FOP= E5 N6 W5 S6\$ N6 E5 S6 E9 FGR= S21 E20 N21 W20\$ E20 N34\$.	

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							