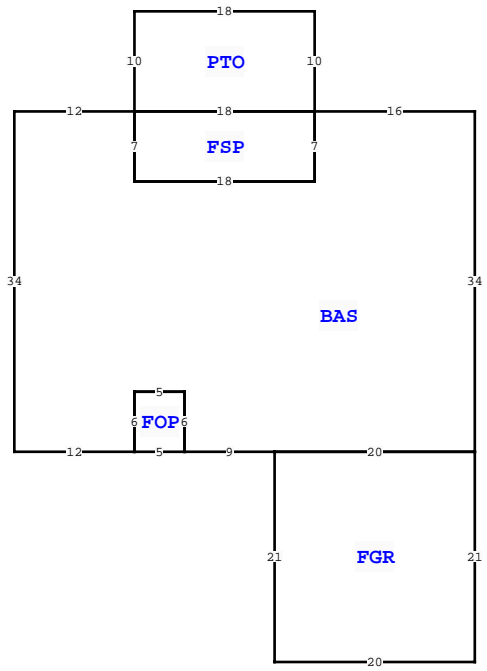


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

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%	- 2023		Heated Area: 1408					HX Base Yr 2023	



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

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	

EXTRA FEATURES											
171 SE ROSEWOOD CIR, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/21/2023		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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						

BUILDING NOTES

BUILDING DIMENSIONS
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							