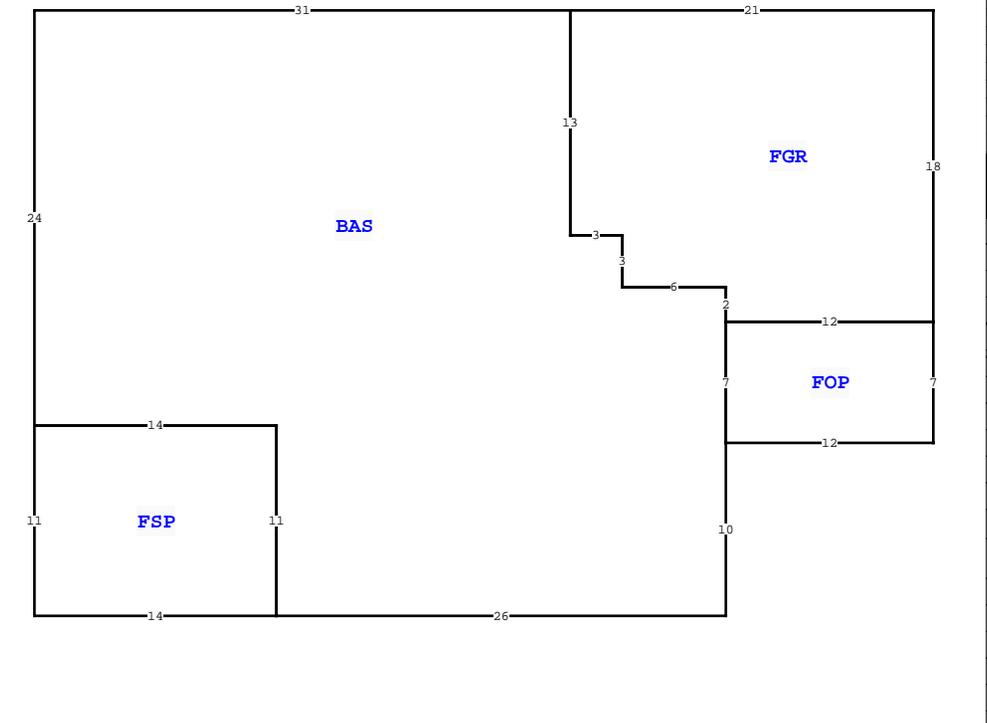


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
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
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	3417.1100	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100		1,111	104,805
FGR	351	55		193	18,207
FOP	84	30		25	2,358
FSP	154	40		62	5,849
TOTALS	1,700			1,391	131,219

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			131,219
TOTAL MARKET OB/XF VALUE			479
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			156,448
SOH/AGL Deduction			0
ASSESSED VALUE			156,448
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			156,448
TOTAL JUST VALUE			156,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6288	SFR	28,000	08/06/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2396	2/17/2026	WD Q	Q	I	01	165,000

GRANTOR: CASTIAUX JOSEPH AUGUS
GRANTEE: SCALLAN ELIZABETH D
1558/656 1/05/2026 TR U I 11 100
GRANTOR: MCPHERSON AGNES REVOC
GRANTEE: CASTIAUX JOSEPH AUG

EXTRA FEATURES															
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	0	0	0		1.40	100	0	0	3	100	479	

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

755 SE ROSEWOOD CIR, LAKE CITY

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W31 S24 FSP= S11 E14 N11 W14\$ E14 S11 E26 N10 FOP= E12 N7 W12 S7\$ N7 FGR= E12 N18 W21 S13 E3 S3 E6S2\$ N2 W6 N3 W3 N13\$.											

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							