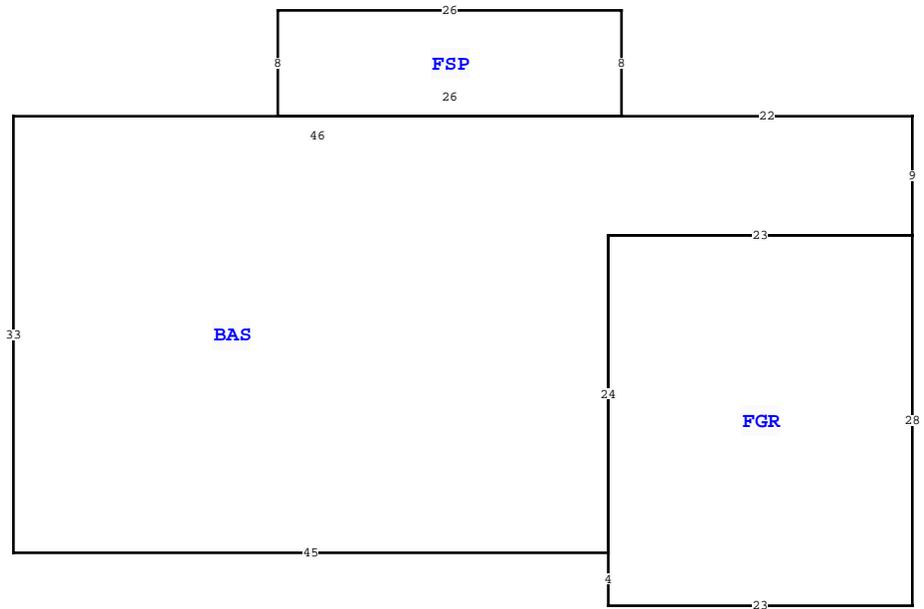


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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	100%	- 2024								
				Heated Area: 1692							
					HX Base Yr 2024						



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	1,692	100		1,692	146,680
FGR	644	55		354	30,688
FSP	208	40		83	7,196
TOTALS	2,544			2,129	184,564

340 SE ROSEWOOD CIR, LAKE CITY

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

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	100	0	838.00	UT	1.50	1.50	100	1996	1996	3	100	1,257	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			184,564
TOTAL MARKET OB/XF VALUE			2,457
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			211,771
SOH/AGL Deduction			78,902
ASSESSED VALUE			132,869
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			31,458
TOTAL JUST VALUE			211,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047064	Roof Replacement	10,000	04/25/2023
11213	SFR	305	05/29/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1864	4/17/2023	WD	Q	I	01	220,000
GRANTOR: HOHMANN JEANNE						
GRANTEE: RAY FAMILY TRUST DA						
1174/0689	5/27/2009	WD	U	I	30	100
GRANTOR: KENNETH P & JEANNE HO						
GRANTEE: KEN & JEANNE HOHMAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 FSP= N8 W26 S8 E26\$W46 S33 E45 FGR= S4 E23 N28 W23 S24\$ N24 E23 N9\$.	

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							