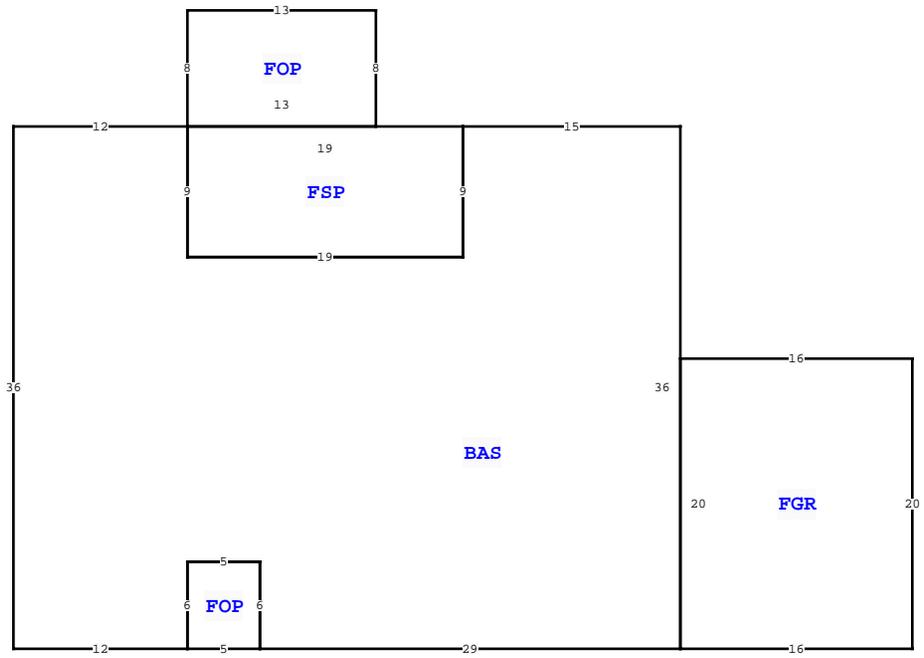


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100 1.10/
AREA TYPE	TOTAL GROSS AREA
BAS	1,455
FGR	320
FOP	30
FOP	104
FSP	171
TOTALS	2,080

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%	- 2003		228,852	1991	1991	0	0	35.00	65.00	Heated Area: 1455 HX Base Yr 2003	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			148,754
TOTAL MARKET OB/XF VALUE			1,171
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			174,675
SOH/AGL Deduction			77,227
ASSESSED VALUE			97,448
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			41,037
TOTAL JUST VALUE			174,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/1515	12/16/2002	WD	Q	I		84,000
GRANTOR: JANET M & GERTRUDE D						
GRANTEE: JOHN ANDREW & NANCY						
0754/1245	12/20/1991	WD	Q	I		71,600
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: JANET KELLEY						

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	3	36	1.00	UT	0.00	100	0	0	3	100	151	
2	0166	CONC, PAVMT	0	100	12	25	1.00	UT	0.00	100	0	0	3	100	420	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	100	2004	2004	3	100	600	

TOTAL OB/XF														1,171
302 SE ROSEWOOD CIR, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/21/2023 MLU														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= W19 S9 E19 N9\$ S9 W19 N9 FOP= E13 N8 W13 S8\$ W12 S36 E12 FOP= E5 N6 W5 S6\$ N6 E5 S6 E29 FGR= E16 N20 W16 S20\$ N36\$.	

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							