

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	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
Architectural Units	05	CONV	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	PCT OF BASE	YEAR
BAS	114	100	
BAS	152	100	
BAS	1,341	100	
FGR	480	55	
FOP	30	30	
TOTALS	2,117		

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%	- 2017								
				Heated Area: 1607							
					HX Base Yr 2017						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,430	
TOTAL MARKET OB/XF VALUE		2,104	
TOTAL LAND VALUE - MARKET		24,750	
TOTAL MARKET VALUE		184,284	
SOH/AGL Deduction		122,491	
ASSESSED VALUE		61,793	
TOTAL EXEMPTION VALUE	HX HB SX	61,793	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		184,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048434	Roof Replacement	12,000	10/18/2023
25671	ADDN SFR	116	03/28/2007
6961	SFR	35,000	03/23/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/2448	9/06/2016	WD Q	Q	I	01	114,000
GRANTOR: CURTIS L & BEVERLY A						
GRANTEE: RODNEY D & LINDA R						
1051/1422	7/08/2005	WD Q	Q	I		120,800
GRANTOR: SIPPER						
GRANTEE: WIXON						

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	0			2.00	100	0	0	3	100	1,104			
2	0120	CLFENCE 4	0	100	0	0			0.00	100	2017	2017	3	100	1,000			
TOTALS												2,117						

288 SE ROSEWOOD CIR, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W14 BAS= N8 W19 S8 E19\$ BAS= W19 S6 E19N6\$ S6 W19 N6 W12 S33 E12 FOP= E5 N6 W5 S6\$ N6 E5 S6 E28 FGR= S4 E20 N24 W20 S20\$ N33\$.

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							