

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	1,836	100	
FCP	360	25	
FGR	324	55	
FOP	72	30	
PTO	160	5	
TOTALS	2,752		

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%	- 2006								
Heated Area: 1836 HX Base Yr 2006											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			177,035
TOTAL MARKET OB/XF VALUE			930
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			202,715
SOH/AGL Deduction			89,108
ASSESSED VALUE			113,607
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			57,196
TOTAL JUST VALUE			202,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049261	Remodel	5,000	02/21/2024
000047133	Roof Replacement	15,000	05/04/2023
35374	MAINT/ALTR	75	06/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/2272	3/22/2005	WD	Q	I		110,000
GRANTOR: EDGAR & KAY HILL						
GRANTEE: WILLIAM A & PATRICI						
0955/1005	6/11/2002	WD	Q	I		85,000
GRANTOR: BACKUS						
GRANTEE: EDGAR & KAY HILL						

EXTRA FEATURES		274 SE ROSEWOOD CIR, LAKE CITY														
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	30	15	UT	1.40	1.40	100	0	0	3	100	630	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF 930																						
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							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W28 S31 W12 S20 FOP= S6 E12 N6 W12\$ E12 S6 E28 FCP= E12N10 PTO= E8 N20 W8 S20\$ N20 W12 S30\$ N30 FGR= E12 N27 W12 S27\$ N27\$.	

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
03/24/2026		robin		0.19		24,750		0		0		24,750		03/27/2026 BY SYS	