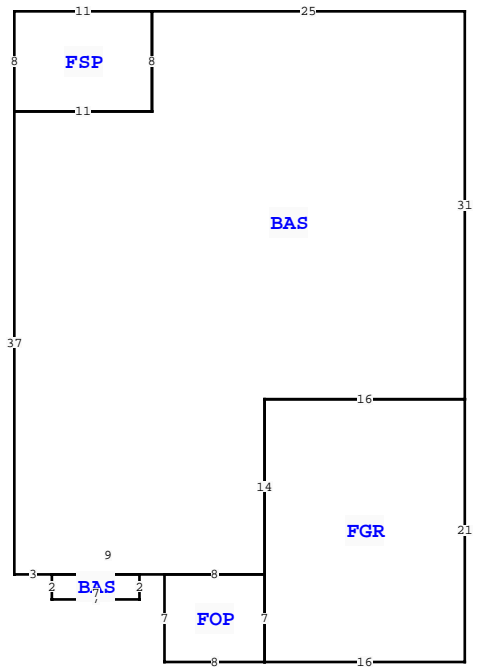


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	14 100
BAS	1,308 100
FGR	336 55
FOP	56 30
FSP	88 40
TOTALS	1,802

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%	- 2025	140.02	218,291	1991	1991	0	0	35.00	65.00

Heated Area: 1322 HX Base Yr 2025



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			141,889
TOTAL MARKET OB/XF VALUE			1,340
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			167,979
SOH/AGL Deduction			0
ASSESSED VALUE			167,979
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			116,568
TOTAL JUST VALUE			167,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/320	6/14/2024	WD	Q	I	01	193,500
GRANTOR: SPENCER JUDY L						
GRANTEE: MCAUSLAN CYNTHIA						
1449/364	9/28/2021	WD	Q	I	01	149,900
GRANTOR: GRUND FAYE						
GRANTEE: SPENCER JUDY L						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14	100		14	1,274
BAS	1,308	100		1,308	119,045
FGR	336	55		185	16,838
FOP	56	30		17	1,547
FSP	88	40		35	3,186
TOTALS	1,802			1,559	141,889

258 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	9	27	UT	1.40	1.40	100	0	0	3	100	340	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2025	2024		100	1,000	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W25 S8 W11 S37 E3 E9 E8 N14 E16 N31 \$											
FGR=[ORIG=-16,45] S7 E16 N21 W16 S14 \$											
FSP=[ORIG=-25,0] W11 S8 E11 N8 \$											
FOP=[ORIG=-24,45] S7 E8 N7 W8 \$											
BAS=[ORIG=-33,45] S2 E7 N2 W7 \$											

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							