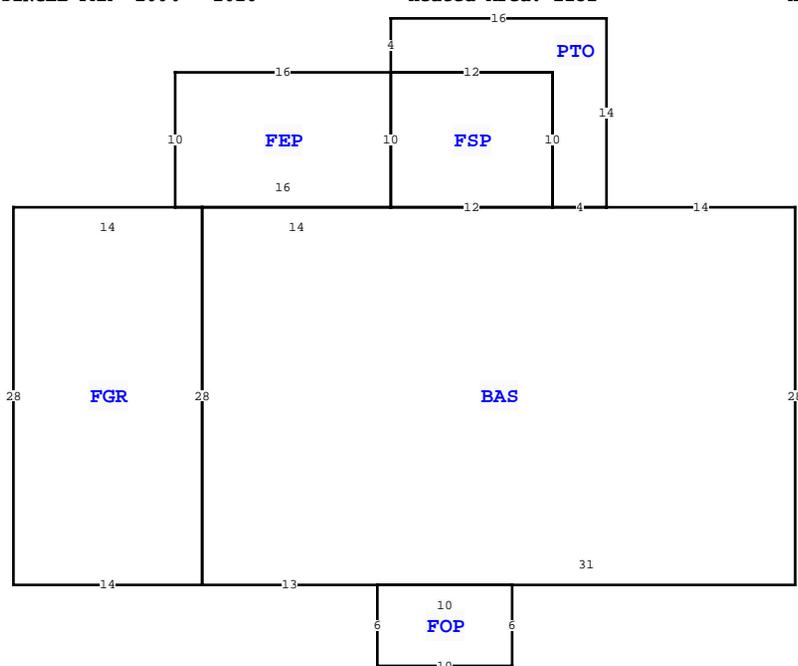


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 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%	- 2026									Heated Area: 1232 HX Base Yr 2026	



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	1,232	100		1,232	108,028
FEP	160	80		128	11,224
FGR	392	55		216	18,940
FOP	60	30		18	1,578
FSP	120	40		48	4,209
PTO	104	5		5	439
TOTALS	2,068			1,647	144,417

EXTRA FEATURES		214 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	50	12			3.00	100	0	0	3	100	1,800	
2	0296	SHED METAL	0	100	0	0			0.00	100	2012	2012	3	100	300	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		144,417	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		24,750	
TOTAL MARKET VALUE		171,267	
SOH/AGL Deduction		0	
ASSESSED VALUE		171,267	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		119,856	
TOTAL JUST VALUE		171,267	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052196	Roof Replacement	15,000	01/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2547	4/23/2025	WD Q	Q	I	01	195,000

GRANTOR: DENNARD CHARLOTTE L
GRANTEE: KEUSCH DOUGLAS C
1533/1721 2/18/2025 PB U I 18 0
GRANTOR: CLERK OF COURT (KEUSC)
GRANTEE: KEUSCH DOUGLAS C

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 PTO= N14 W16 S4 E12 S10 E4\$ W4 FSP= N10 W12 S10 E12\$ W12 FEP= N10 W16 S10 E16\$ W14 FGR= W14 S28 E14 N28\$ S28 E13 FOP= S6 E10 N6 W10\$ E31 N28\$.	

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							