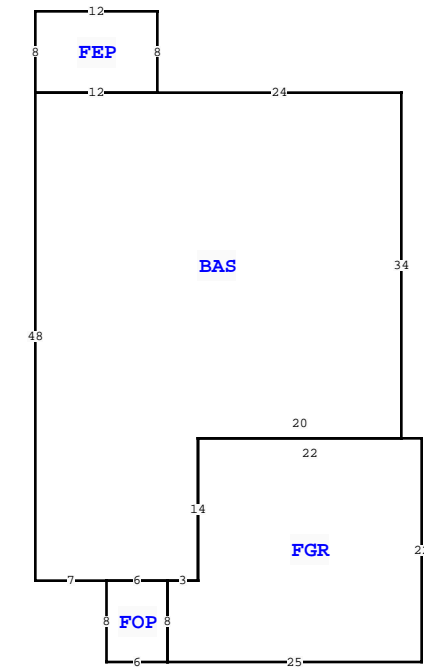


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	04 0 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2026		Heated Area: 1448					HX Base Yr 2026	



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	3417.1100	1.10/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,448	100		1,448	138,648		
FEP	96	80		77	7,373		
FGR	508	55		279	26,714		
FOP	48	30		14	1,340		
<b>TOTALS</b>	<b>2,100</b>			<b>1,818</b>	<b>174,076</b>		

186 SE ROSEWOOD CIR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	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	18	30	540.00	UT	1.40	1.40	100	0	0	3	100	756	

TOTAL OB/XF 756

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		174,076	
TOTAL MARKET OB/XF VALUE		756	
TOTAL LAND VALUE - MARKET		24,750	
TOTAL MARKET VALUE		199,582	
SOH/AGL Deduction		87,597	
ASSESSED VALUE		111,985	
TOTAL EXEMPTION VALUE		HX HB VP 81,698	
BASE TAXABLE VALUE		30,287	
TOTAL JUST VALUE		199,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,582	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055521	Generator		04/20/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/1302	5/14/2026	LE U	I	I	14	100
GRANTOR: CUMMINS ROBERT E AS T						
GRANTEE: BUTLER R BRIAN (RMD)						
1557/2220	12/31/2025	WD Q	I	I	01	235,000
GRANTOR: MEYER CURT A						
GRANTEE: CUMMINS ROBERT AND						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W24 FEP= N8 W12 S8 E12\$ W12 S48 E7 FOP= S8 E6 N8 W6\$ E6 FGR= S8 E25 N22 W22S14 W3\$ E3 N14 E20 N34\$.											