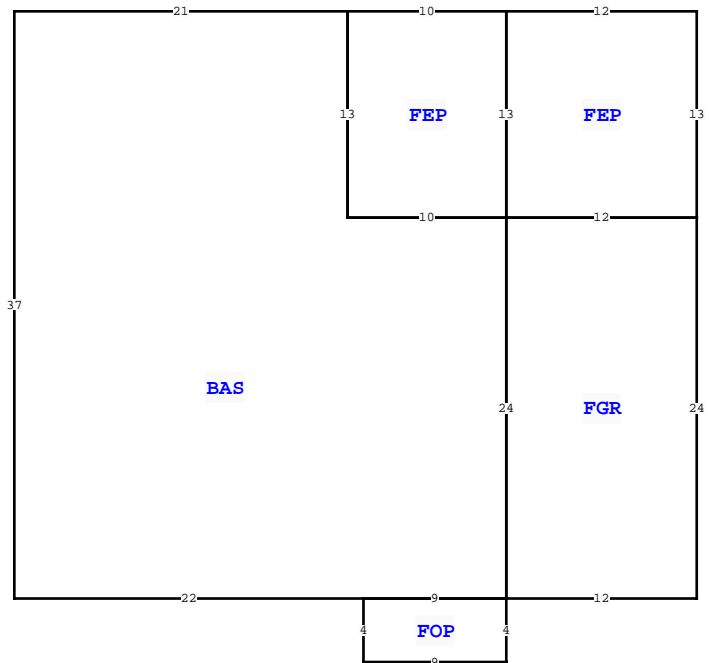


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	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		
0100	01	1,415	109.8000	135.27	191,407	1994	1994	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1017 HX Base Yr													



MAP NUM	MKT AREA	06				
3417.1100	1.10/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,017	100		1,017	89,421
	FEP	130	80		104	9,144
	FEP	156	80		125	10,991
	FGR	288	55		158	13,892
	FOP	36	30		11	967
TOTALS	1,627				1,415	124,415

734 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	0	0	406.00	UT	2.00	2.00	100	0	0	3	100	812	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	124,415			
TOTAL MARKET OB/XF VALUE	1,012			
TOTAL LAND VALUE - MARKET	24,750			
TOTAL MARKET VALUE	150,177			
SOH/AGL Deduction	0			
ASSESSED VALUE	150,177			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	150,177			
TOTAL JUST VALUE	150,177			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	150,177			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1069	4/30/2026	WD	Q	I	01	160,000
GRANTOR: DOMINIQUE MARGIE						
GRANTEE: HILDEBRAND MARY ANN						
1060/262	9/28/2005	WD	U	I	11	100
GRANTOR: MULLEN MAVIS E						
GRANTEE: MULLEN MAVIS E						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 S37 E22 FOP= S4 E9 N4 W9\$ E9 FGR= E12 N24 W12 S24\$ N24 FEP= E12 N13 W12 S13\$ FEP= N13 W10 S13 E10\$ W10 N13\$.													

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							