

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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		
1	SINGLE FAM	0% - 0			144.14	188,535	1996	1996	0	0	29.73	70.27	

Heated Area: 1130 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			132,484
TOTAL MARKET OB/XF VALUE			630
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			157,864
SOH/AGL Deduction			2,608
ASSESSED VALUE			155,256
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,256
TOTAL JUST VALUE			157,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,805

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	1,130	100		1,130	114,454
FGR	288	55		158	16,003
FOP	45	30		14	1,418
PTO	116	5		6	608
TOTALS	1,579			1,308	132,484

702 SE ROSEWOOD CIR, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11035	SFR	185	04/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0809	1/16/2017	WD	U	I	11	0

GRANTOR: DOROTHY MORGAN AS IND  
GRANTEE: DOROTHY MORGAN AS T  
1191/0165 3/19/2010 WD U I 38 114,900  
GRANTOR: CLAUDE F GREENE  
GRANTEE: KIRBY D & DOROTHY J

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	0		420.00	UT	1.50				1.50	630

TOTAL OB/XF														630
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**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W26 S37 E22 FOP= S5 E9 N5 W9\$ E10 FGR= E12 N24 W12 S24\$ N24 PTO= E8 N10 W14 S6 E6 S4\$ N4 W6 N9\$.

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							