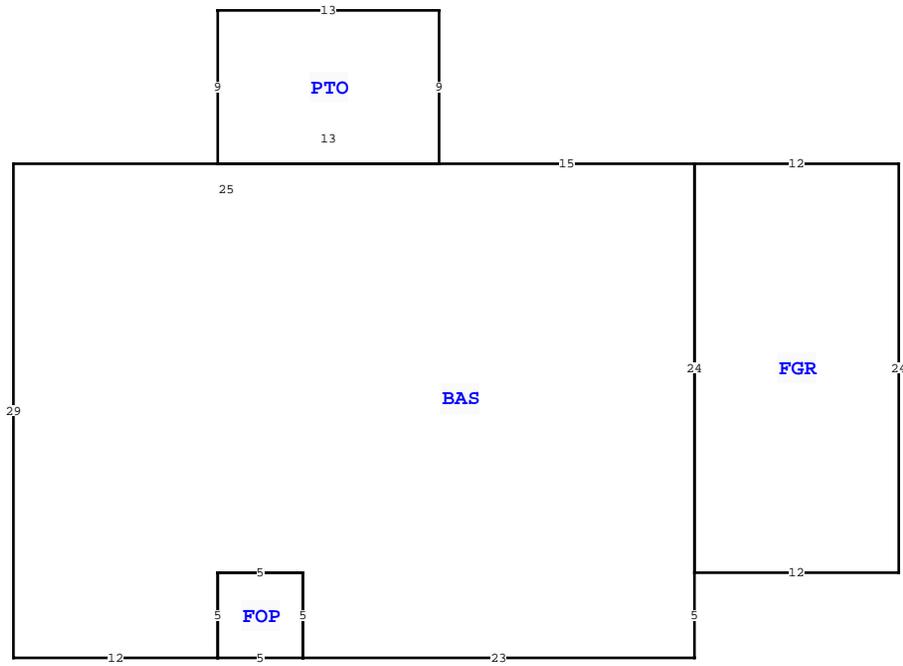


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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	100%	- 2018		Heated Area: 1135					HX Base Yr 2018		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	145,804			
TOTAL MARKET OB/XF VALUE	2,500			
TOTAL LAND VALUE - MARKET	24,750			
TOTAL MARKET VALUE	173,054			
SOH/AGL Deduction	73,546			
ASSESSED VALUE	99,508			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	48,097			
TOTAL JUST VALUE	173,054			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	175,139			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047708	Remodel	10,860	07/21/2023
11786	SFR	220	10/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0791	1/13/2017	WD Q	Q	I	01	103,500

GRANTOR: ROBERT SHAFFER & ETAL
GRANTEE: WILLIAM H PARHAM &
1208/2331 1/25/2011 WD U I 30 100
GRANTOR: VINCENT & RUBY MACK
GRANTEE: ROBERT SHAFFER & ET

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	1,135	100		1,135	126,616
FGR	288	55		158	17,626
FOP	25	30		8	893
PTO	117	5		6	670
TOTALS	1,565			1,307	145,804

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	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

678 SE ROSEWOOD CIR, LAKE CITY

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W15 PTO= N9 W13 S9 E13\$W25 S29 E12 FOP= E5 N5 W5 S5\$N5 E5 S5 E23 N5 FGR= E12 N24 W12 S24\$ N24\$.												

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