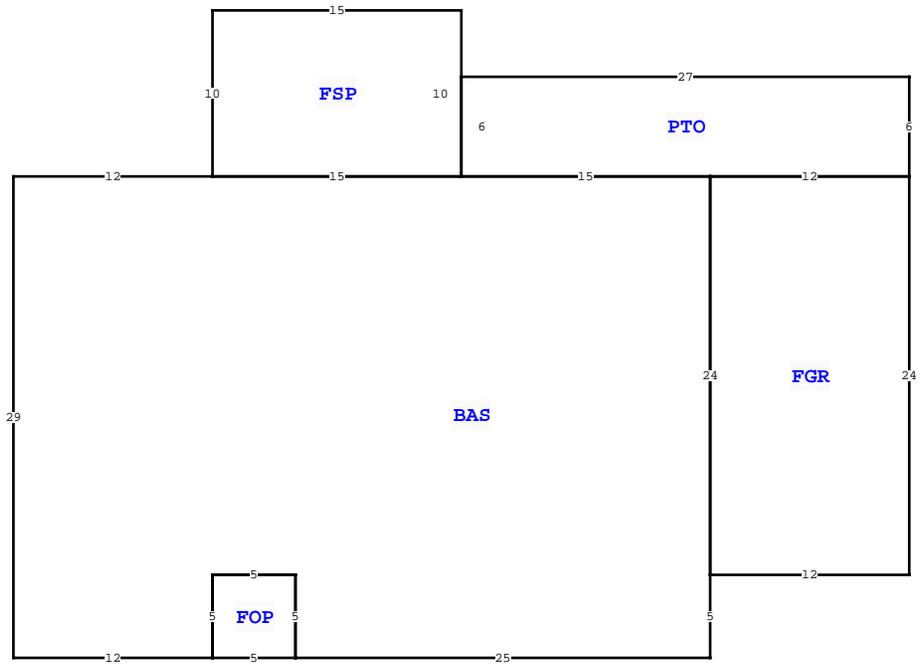


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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%	- 2026									Heated Area: 1193 HX Base Yr	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,193	100		1,193	109,199
FGR	288	55		158	14,463
FOP	25	30		8	733
FSP	150	40		60	5,492
PTO	162	5		8	733
TOTALS	1,818			1,427	130,618

741 SE ROSEWOOD CIR, LAKE CITY

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

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	660.00	UT	1.50	1.50	100	0	0	3	100	990	

EXTRA FEATURES															
TOTAL OB/XF 990															

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	1.38	22,500.00	30,937.50	30,938							

LAND DESCRIPTION																							
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			130,618
TOTAL MARKET OB/XF VALUE			990
TOTAL LAND VALUE - MARKET			30,938
TOTAL MARKET VALUE			162,546
SOH/AGL Deduction			0
ASSESSED VALUE			162,546
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,546
TOTAL JUST VALUE			162,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/1431	12/17/2025	WD	Q	I	01	189,000
GRANTOR: ST JOHN MARTIN						
GRANTEE: ELLIOTT PAUL MURRAY						
1530/1566	12/31/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ST JO						
GRANTEE: ST JOHN MARTIN						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W12 S29 E12 FOP= E5 N5 W5 S5\$N5 E5 S5 E25 N5 FGR= E12 N24 W12 S24\$ N24 PTO= E12N6 W27 S6 E15\$ W15 FSP= N10 W15 S10 E15\$ W15\$.															