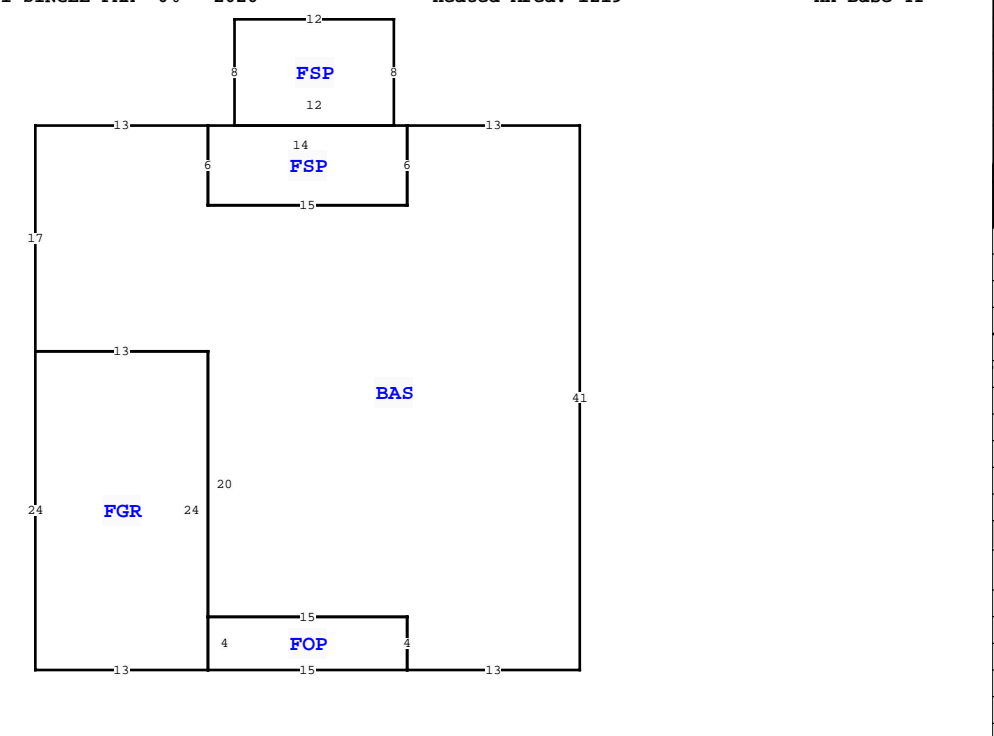


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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		
0100	01	1,483	117.4140	144.65	214,516	1996	1996	0	0	35.00	65.00		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	139,435			
TOTAL MARKET OB/XF VALUE	2,502			
TOTAL LAND VALUE - MARKET	30,938			
TOTAL MARKET VALUE	172,875			
SOH/AGL Deduction	0			
ASSESSED VALUE	172,875			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	172,875			
TOTAL JUST VALUE	172,875			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	174,377			

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	1,219	100		1,219	114,613
FGR	312	55		172	16,172
FOP	60	30		18	1,693
FSP	90	40		36	3,385
FSP	96	40		38	3,573
TOTALS	1,777			1,483	139,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042768	Roof Replacement	100	09/17/2021
11212	SFR	210	05/29/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/913	10/06/2025	WD U		I	11	100
GRANTOR: MACDONALD CHARLES (EN)						
GRANTEE: LOHSE ROBIN						
1551/881	10/06/2025	WD U		I	11	100
GRANTOR: RPL HOMES LLC						
GRANTEE: MACDONALD CHARLES						

EXTRA FEATURES														707 SE ROSEWOOD CIR, LAKE CITY		
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	450.00	UT	3.00	3.00	100	1996	1996	3	100	1,350	
2	0294	SHED WOOD/	0	0	8 12	96.00	UT	12.00	12.00	100	2004	2004	3	100	1,152	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 FSP= W1 FSP= N8 W12 S8 E12\$ W14 S6 E15 N6\$ S6 W15 N6 W13 S17 FGR= S24 E13 N24 W13\$ E13 S20 FOP= S4 E15 N4 W15\$ E15 S4 E13 N41\$.	

LAND DESCRIPTION										TOTAL OB/XF										2,502				
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							