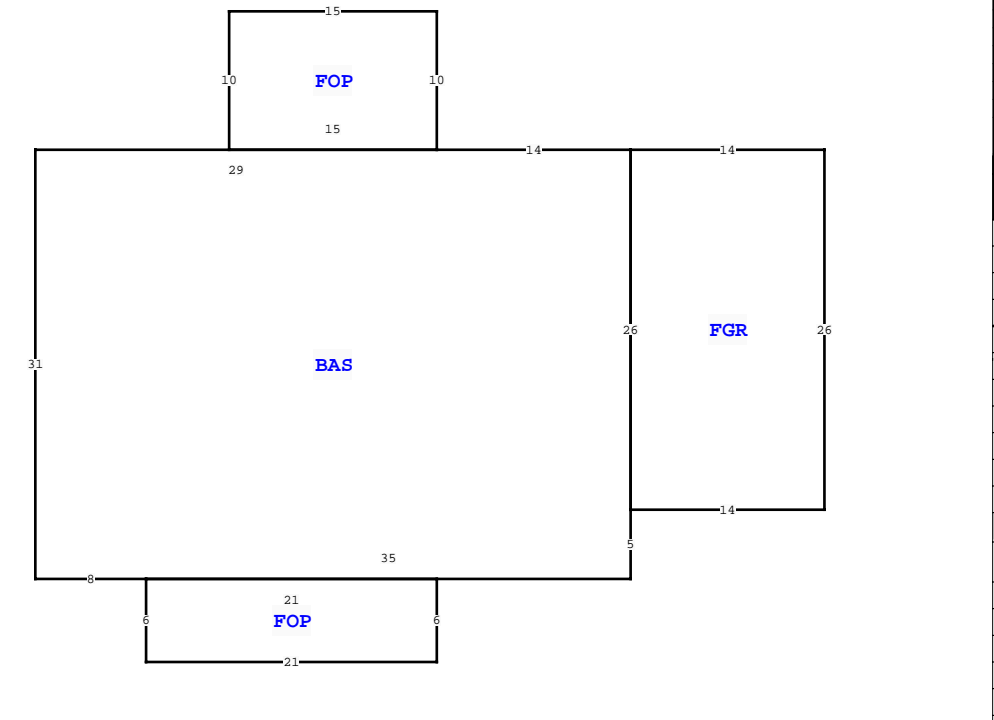


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,616	116.4240	143.43	231,783	1996	1996	0	0	35.00	65.00	



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	1,333	100		1,333	124,275
FGR	364	55		200	18,646
FOP	126	30		38	3,543
FOP	150	30		45	4,195
TOTALS	1,973			1,616	150,659

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	798.00	UT	1.50	1.50	100	1996	1996	3	100	1,197	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

TOTAL OB/XF													
699 SE ROSEWOOD CIR, LAKE CITY													
TOTALS													1,697

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	25,000.00	27,500.00	27,500							

TOTAL OB/XF													
699 SE ROSEWOOD CIR, LAKE CITY													
TOTALS													1,697

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	150,659	
TOTAL MARKET OB/XF VALUE	1,697	
TOTAL LAND VALUE - MARKET	27,500	
TOTAL MARKET VALUE	179,856	
SOH/AGL Deduction	54,123	
ASSESSED VALUE	125,733	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	74,322	
TOTAL JUST VALUE	179,856	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	178,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048834	Remodel	10,015	12/12/2023
11488	SFR	220	08/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/625	12/30/2020	WD Q	Q	I	01	130,000

GRANTOR: FRAZIER DOUGLAS W &
GRANTEE: FURMAN WARREN CHARL

1424/2768	11/29/2020	PB U	U	I	18	0
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GRANTOR: CLERK OF COURT (MICHA
GRANTEE: MARY ANN FRAZIER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W14 W29 S31 E8 E35 N5 N26 \$
FGR=[ORIG=0,26] E14 N26 W14 S26 \$
FOP=[ORIG=-14,0] N10 W15 S10 E15 \$
FOP=[ORIG=-35,31] S6 E21 N6 W21 \$