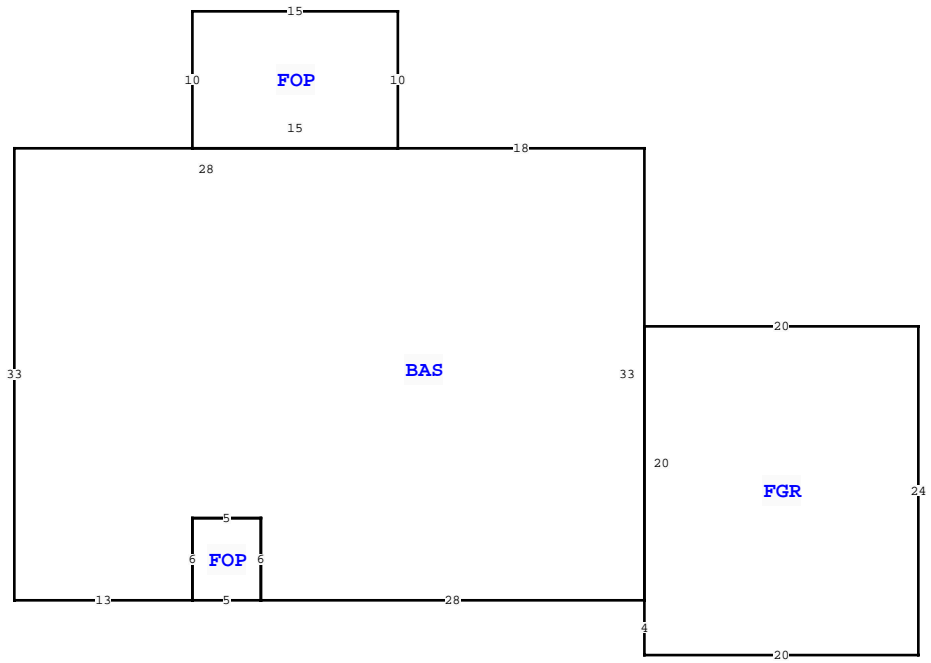


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,806	111.3280	137.16	247,711	1995	1995	0	0	35.00	65.00	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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1 SINGLE FAM 0% - 2024 Heated Area: 1488 HX Base Yr



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,012
TOTAL MARKET OB/XF VALUE		1,043
TOTAL LAND VALUE - MARKET		34,375
TOTAL MARKET VALUE		196,430
SOH/AGL Deduction		0
ASSESSED VALUE		196,430
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		196,430
TOTAL JUST VALUE		196,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,993

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	1,488	100		1,488	132,661
FGR	480	55		264	23,537
FOP	30	30		9	802
FOP	150	30		45	4,012
TOTALS	2,148			1,806	161,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30939	MAINT/ALTR	30	04/15/2013
9823	SFR	305	06/12/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/827	2/13/2023	WD Q	Q	I	01	205,000
GRANTOR: MCDANIEL SHERI ANN						
GRANTEE: CAMPA FAMILY LIVING						
1332/2656	3/15/2017	WD U	V	11		100
GRANTOR: KAREN J GAUTHIER (UNM)						
GRANTEE: LAWRENCE R & HELEN						

659 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
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	0	0	0		695.00	UT	1.50			1,043	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W18 FOP= N10 W15 S10 E15\$ W28 S33 E13 FOP= E5 N6 W5 S6\$ N6 E5 S6 E28 FGR= S4 E20 N24 W20 S20\$ N33\$.	

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	1.38	25,000.00	34,375.00	34,375								