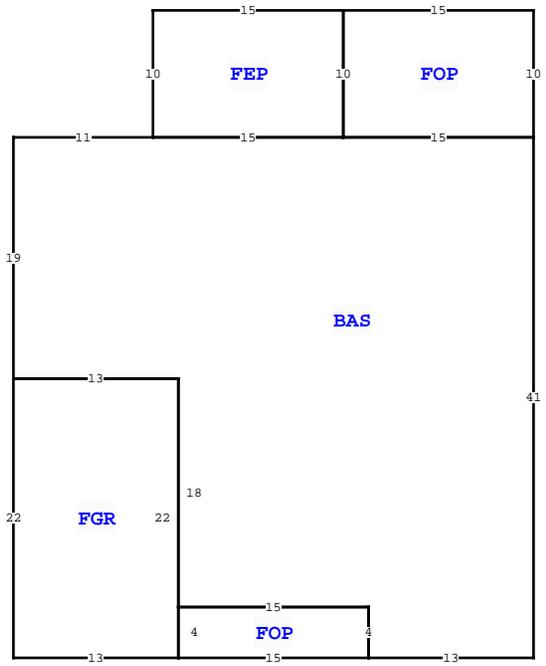


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	04 04 100
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: 1335						HX Base Yr 2018					



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	1,335	100		1,335	142,451
FEP	150	80		120	12,805
FGR	286	55		157	16,753
FOP	60	30		18	1,921
FOP	150	30		45	4,802
TOTALS	1,981			1,675	178,731

480 SE ROSEWOOD CIR, LAKE CITY

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

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	340.00	UT	1.50	1.50	100	2001	2001	3	100	510	
2	0294	SHED WOOD/	0	100	10	120.00	UT	11.00	11.00	100	2017	2017	3	100	1,320	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			178,731	
TOTAL MARKET OB/XF VALUE			1,830	
TOTAL LAND VALUE - MARKET			24,750	
TOTAL MARKET VALUE			205,311	
SOH/AGL Deduction			79,230	
ASSESSED VALUE			126,081	
TOTAL EXEMPTION VALUE	HX HB SX		101,411	
BASE TAXABLE VALUE			24,670	
TOTAL JUST VALUE			205,311	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			208,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18430	SFR	242	06/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/733	7/20/2022	WD	U	I	11	0
GRANTOR: LACKEMACHER PAUL						
GRANTEE: LACKEMACHER PAUL AN						
1346/2718	10/30/2017	WD	Q	I	01	135,000
GRANTOR: LAWRENCE R & HELEN K						
GRANTEE: PAUL LACKEMACHER &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W11 S19 FGR= S22 E13 N22 W13\$ E13 S18 FOP= S4 E15 N4 W15\$ E15 S4 E13 N41 FOP= N10 W15 S10 E15\$ W15 FEP= N10 W15 S10 E15\$ W15\$.

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	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	22,500.00	24,750.00	24,750									