N 199.39 FT OF S 847.56 FT OF E SW1/4 OF NW1/4, EX RD R/W. (AKA KNOWN AS #51).

ROSE CREEK RENTALS LLC
333 SW LITTLE RD
LAKE CITY, FL 32024

2027

04-4S-16-02772-002

BUILDING CHARACTERISTICS

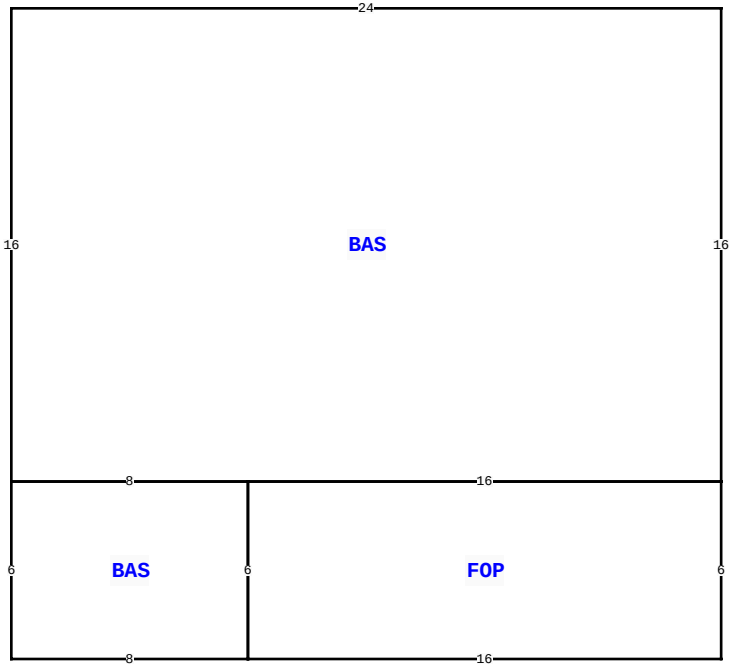
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	3,729
BAS	384	100		384	29,832
FOP	96	30		29	2,253
TOTALS	528			461	35,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	461	108.6500	119.52	55,099	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 432 HX Base Yr



246 SW MAGICAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,910
TOTAL MARKET OB/XF VALUE	8,050
TOTAL LAND VALUE - MARKET	12,480
TOTAL MARKET VALUE	72,440
SOH/AGL Deduction	0
ASSESSED VALUE	72,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,440
TOTAL JUST VALUE	72,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,090

SALE:3:2: TITLE#: 5068486# R628865

SALE:3:1: DEED INCL 1972 SW-MH GREEN; ID#: 627

XFOB:2:1: GREEN VILLA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2641	4/18/2019	WD	Q	I	01	49,000
GRANTOR: FERELL DAWN LAYTON-MA						
GRANTEE: ROSE CREEK RENTALS						
1382/2639	4/18/2019	WD	U	I	11	0
GRANTOR: JADA DAWN WAINWRIGHT						
GRANTEE: FERELL DAWN BLAYTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 BAS= S6 E8 N6 W8$ E8 FOP= S6 E16 N6 W16$ E16 N16$.

LAND DESCRIPTION

TOTAL OB/XF 8,050

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		*RSFMH	0.00	0.00	0.70	AC		1.00	1.00	1.20	13,000.00	15,600.00	10,920							
2	0100	C	SFR	0		00	0.00	0.00	0.10	AC		1.00	1.00	1.20	13,000.00	15,600.00	1,560							

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.80 Total Land Value: 12,480 Market: 0 Agricultural: 0 Common: 12,480 PRINTED 11/16/2026 BY SYS

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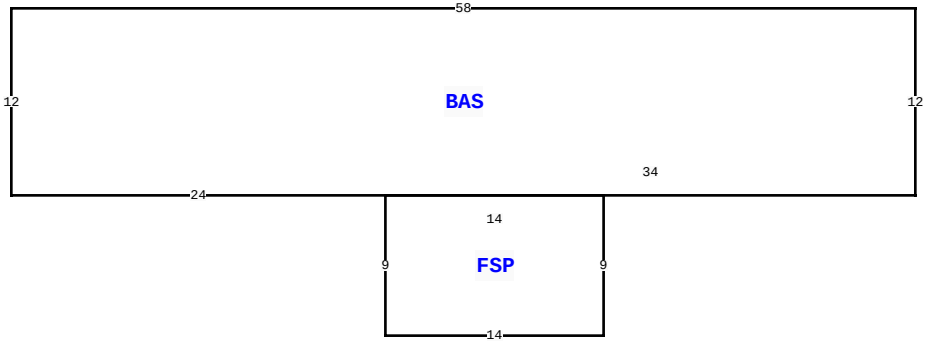
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	15,017
FSP	126	40		50	1,079
TOTALS	822			746	16,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	746	89.9000	53.94	40,239	1972	1977	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 696 HX Base Yr



246 SW MAGICAL TER, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL JUST VALUE	72,440
NCON VALUE	0
INCOME VALUE	
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SALES DATA

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GRANTEE: ROSE CREEK RENTALS						
1382/2639	4/18/2019	WD	U	I	11	0
GRANTOR: JADA DAWN WAINWRIGHT						
GRANTEE: FERELL DAWN BLAYTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S12 E24 FSP= S9 E14N9W 14$ E34 N12$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.80 Total Land Value: 12,480 Market: 0 Agricultural: 0 Common: 12,480 PRINTED 11/16/2026 BY SYS