LOT 38 HILLS AT ROSE CREEK S/D P
WD-1026-83, WD 1473-591,

NOWERY JOHN M/NOWERY DARLENE J
196 SW FOREST GLN
LAKE CITY, FL 32025

**2027**

**05-5S-17-09116-138**

## BUILDING CHARACTERISTICS

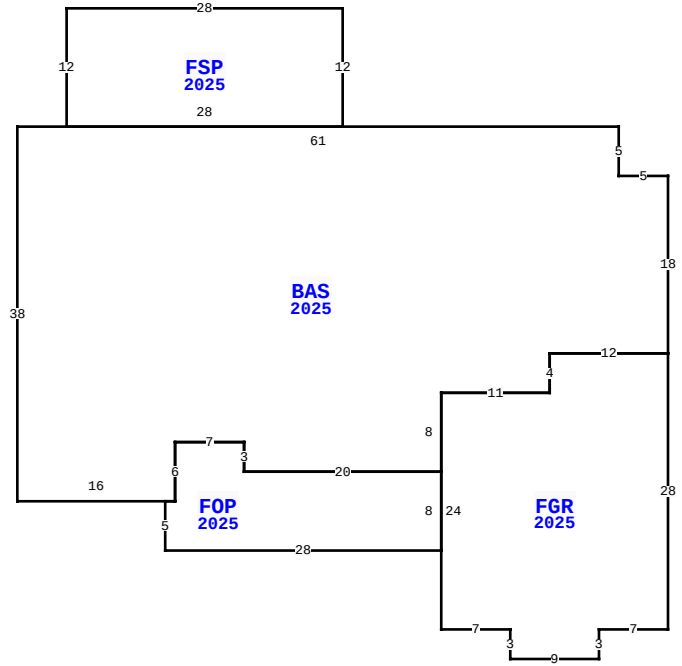
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 32417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,080 | 100 | 2025 | 2,080 | 261,045 |
| FGR | 627 | 55 | 2025 | 345 | 43,299 |
| FOP | 242 | 30 | 2025 | 73 | 9,161 |
| FSP | 336 | 40 | 2025 | 134 | 16,817 |
| TOTALS | 3,285 | | | 2,632 | 330,322 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,632 | 115.2480 | 126.77 | 333,659 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2080 HX Base Yr 2025




196 SW FOREST GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 330,322 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 386,522 |
| SOH/AGL Deduction | 86,116 |
| ASSESSED VALUE | 300,406 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 248,995 |
| TOTAL JUST VALUE | 386,522 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 392,542 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050623 | Right-of-Way Acce | | 08/21/2024 |
| 000049178 | New Residential C | 450,000 | 02/08/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1473/591 | 8/10/2022 | WD | Q | V | 01 | 71,000 |
| GRANTOR: SETHURAM RAM | | | | | | |
| GRANTEE: NOWERY JOHN M | | | | | | |
| 1026/0083 | 8/15/2004 | WD | Q | V | | 38,000 |
| GRANTOR: A BAR S LAND & CATTLE | | | | | | |
| GRANTEE: RAM & UMA SETHURAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W61 S38 E16 N6 E7 S3 E20 N8 E11 N4 E12 N18 W5 N5 $
FSP=[YR=2025;ORIG=-66,-12] E28 S12 W28 N12 $
FOP=[YR=2025;ORIG=-28,35] W20 N3 W7 S6 W1 S5 E28 N8 $
FGR=[YR=2025;ORIG=-5,23] W12 S4 W11 S24 E7 S3 E9 N3 E7 N28 $
.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 400.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 02/27/2026 BY robin Total Acres: 4.41 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS