

LOT 51 GRANDVIEW VILLAGE
 UNIT 4. WD 1076-2455, WD 1108-
 2528, WD 1180-1655, WD 1361-

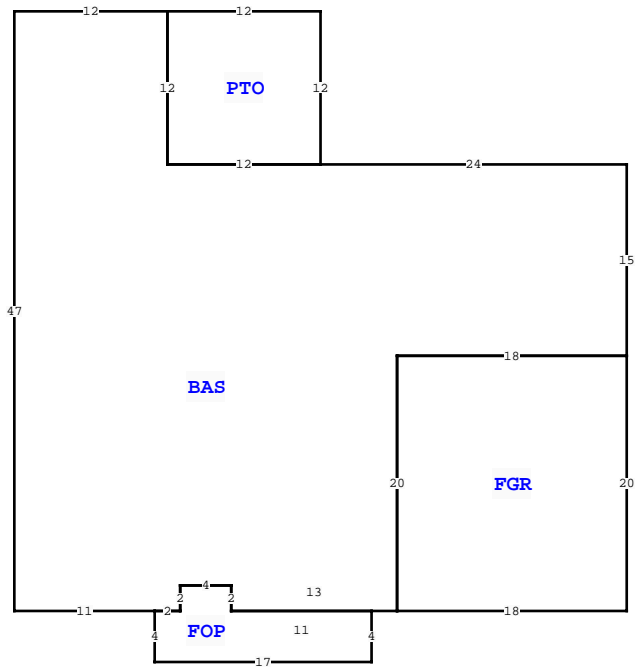
ROSNER ALDEN J
 1084 SW FAIRFAX GLEN
 LAKE CITY, FL 32025

2026

06-4S-17-08018-351


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 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 | 08 | SHT VINYL | 10 |
| 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 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.0700 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,456 | 100 | |
| FGR | 360 | 55 | |
| FOP | 76 | 30 | |
| PTO | 144 | 5 | |
| TOTALS | 2,036 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SINGLE FAM | 0% | - 0 | 125.07 | 210,618 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 | Heated Area: 1456 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 172,707 |
| TOTAL MARKET OB/XF VALUE | | | 2,125 |
| TOTAL LAND VALUE - MARKET | | | 22,500 |
| TOTAL MARKET VALUE | | | 197,332 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 197,332 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 197,332 |
| TOTAL JUST VALUE | | | 197,332 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 199,438 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 3951 | SFR | 468 | 10/10/2006 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1361/0757 | 5/29/2018 | WD | Q | I | 01 | 141,000 |

GRANTOR: ROSALIE MARKS
 GRANTEE: ALDEN J ROSNER
 1180/1655 7/22/2009 WD Q I 01 104,600
 GRANTOR: NIKOLAY TKACHEV
 GRANTEE: ROSALIE MARKS

| 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 | 675.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,025 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

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

| BUILDING NOTES | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | |
| BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W12 S47 E11 FOP= S4 E17 N4 W11 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 FGR= E18 N20 W18 S20\$ N20 E18 N15\$. | | | | | | | | | | | | | |

| 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 | | RMF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |