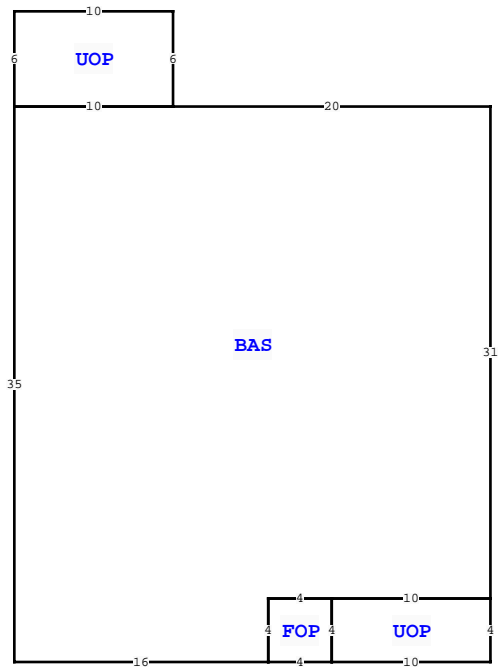




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Common Wall		30 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		1 100			
Condition Adj	04	04 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0401 TOWNHOUSE				
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0800 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100		994	107,169
FOP	16	30		5	539
UOP	40	20		8	862
UOP	60	20		12	1,294
TOTALS	1,110			1,019	109,865

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	100%	- 2024										
				Heated Area: 994					HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			109,865
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			134,365
SOH/AGL Deduction			0
ASSESSED VALUE			134,365
TOTAL EXEMPTION VALUE			HX HB WX SX 106,411
BASE TAXABLE VALUE			27,954
TOTAL JUST VALUE			134,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044438	Roof Replacement	6,000	05/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1345	2/28/2023	WD	Q	I	01	159,000
GRANTOR: HARRIS TERRI A						
GRANTEE: JONES SHARON J						
1462/2526	3/25/2022	WD	Q	I	01	135,000
GRANTOR: ROSSBOROUGH FORREST W						
GRANTEE: HARRIS TERRI A						

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	0			0.00	100	0	0	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0			1,000.00	100	2023	2022		100	1,000	

BUILDING NOTES			
1029 SW ROSSBOROUGH CT 102, LAKE CITY			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2023	MLU

BUILDING DIMENSIONS			
BAS= W20 UOP= N6 W10 S6 E10\$ W10 S35 E16 FOP= E4 N4 W4 S4\$ N4 E4 UOP= S4 E10 N4 W10\$ E10 N31\$.			

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	100		*RSF-	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								