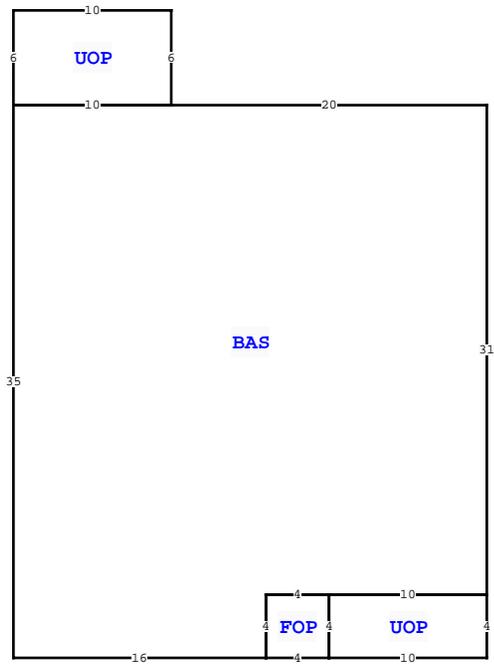


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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
BAS	994	100
FOP	16	30
UOP	40	20
UOP	60	20
TOTALS	1,110	

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			112,025
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			136,525
SOH/AGL Deduction			0
ASSESSED VALUE			136,525
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			30,114
TOTAL JUST VALUE			136,525
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		
TOTALS													1,110		1,019	112,025	

BUILDING NOTES			
1029 SW ROSSBOROUGH CT 102, LAKE CITY			

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							