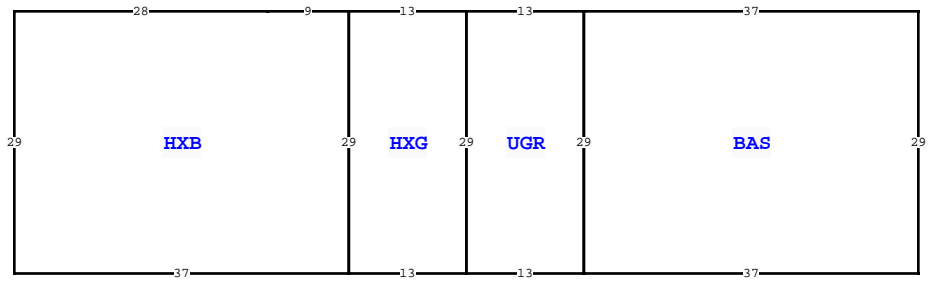


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 DUPLEX		100% - 2025									
Heated Area: 2146						HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100		1,073	73,383
HXB	1,073	100		1,073	73,383
HXG	377	55		207	14,157
UGR	377	45		170	11,626
TOTALS	2,900			2,523	172,549

1048 SW ROSSBOROUGH CT, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	8	6	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

TOTAL OB/XF 3,100

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	0800	C	MULTI-FAM	100		*RSF	200.00	68.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							
2	0800	C	MULTI-FAM	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	172,549		
TOTAL MARKET OB/XF VALUE	3,100		
TOTAL LAND VALUE - MARKET	36,000		
TOTAL MARKET VALUE	211,649		
SOH/AGL Deduction	77,203		
ASSESSED VALUE	134,446		
TOTAL EXEMPTION VALUE	HX HB VP 134,446		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	211,649		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	210,311		
LAND:1:1: LOT VALUE DUE TO SIZE LOTS 11 & 12			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045689	Roof Replacement	18,000	10/14/2022
212	MAINT/ALTR	50	06/04/2014
1278	MAINT/ALTR	50	04/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/0831	2/27/2020	QC	U	I	30	100
GRANTOR: GREGORY L MORRISON						
GRANTEE: GREGORY L & PATRICI						
1277/1453	6/27/2014	WD	Q	I	01	127,500
GRANTOR: MILDRED A CARLTON						
GRANTEE: GREGORY L MORRISON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 UGR= W13 HXG= W13 HXB= W9 W28 S29 E37 N29\$ S29 E13 N29\$ S29 E13 N29\$ S29 E37 N29\$.	