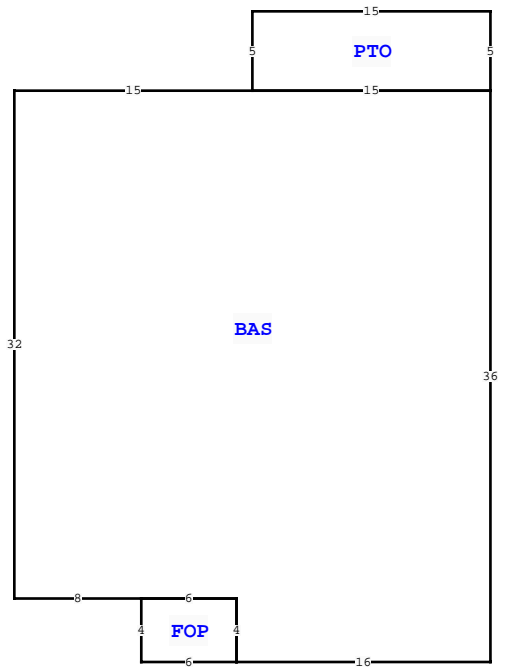


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Common Wall		30	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		1	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	6417.0800	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	79,722
FOP	24	30		7	545
PTO	75	5		4	312
TOTALS	1,123			1,035	80,579

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	100%	- 2006								
					Heated Area: 1024						
					HX Base Yr 2006						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			80,579
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			103,279
SOH/AGL Deduction			42,961
ASSESSED VALUE			60,318
TOTAL EXEMPTION VALUE	HX HB	35,318	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			103,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/364	5/06/2022	WD	U	I	11	100
GRANTOR: VALAREZO EDUARDO F						
GRANTEE: VALAREZO EDUARDO F						
1046/1817	5/17/2005	WD	Q	I		80,500
GRANTOR: ROSSBOROUGH						
GRANTEE: VALAREZO						

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	0169	FENCE/WOOD	0	100	0	0			0.00	100	2012	2012	3	100	200	

TOTAL OB/XF									
200									
1030 SW ROSSBOROUGH CT APT 102, LAKE CITY, FL 32025									
BLD DATE									
XF DATE									
CNC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 S32 E8 FOP= S4 E6 N4 W6\$ E6 S4 E16 N36 PTO= N5 W15 S5 E15\$ W15\$.									

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	DPHT 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		*RMF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							