

COMM NE COR OF S1/2 OF NE1/4 OF  
W 998.30 FT TO SW R/W MCFARLANE  
RUN S 61 DEG E ALONG R/W 54 FT,

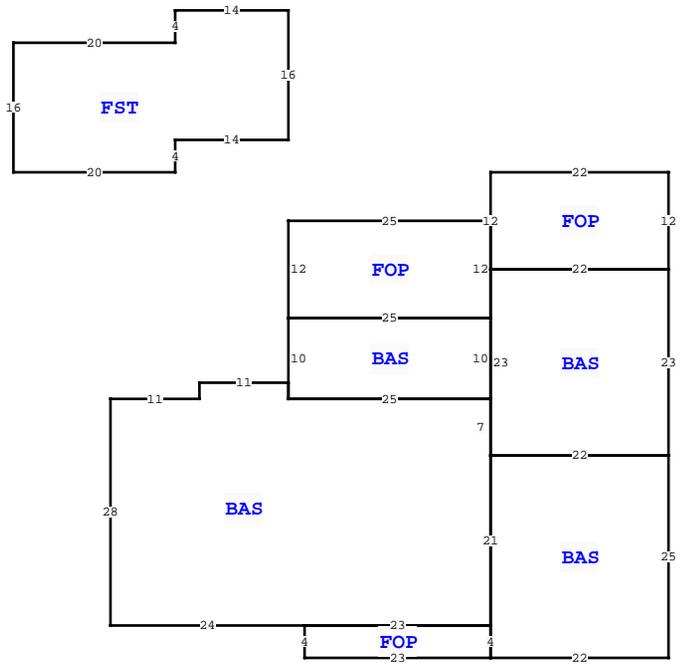
ROSE LEARNING CENTERS LLC  
6208 NW 23 LN  
GAINESVILLE, FL 32606

**2026**

06-4S-17-08047-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 50	
Interior Floor	15	HARDTILE 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0172 SFRES/DAY CARE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	250	100	
BAS	506	100	
BAS	550	100	
BAS	1,338	100	
FOP	92	30	
FOP	264	30	
FOP	300	30	
FST	544	55	
TOTALS	3,844		

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		450,245	1968	1990	0	0	35.00	65.00	
Heated Area: 2644 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			292,659
TOTAL MARKET OB/XF VALUE			5,600
TOTAL LAND VALUE - MARKET			57,848
TOTAL MARKET VALUE			356,107
SOH/AGL Deduction			0
ASSESSED VALUE			356,107
TOTAL EXEMPTION VALUE	08		356,107
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			356,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2601	1/27/2017	WD	Q	I	01	265,000

BUILDING NOTES						
GRANTOR: LAURA M STEWART						
GRANTEE: ROSE LEARNING CENTE						
1225/1527	11/30/2011	QC	U	I	11	100
GRANTOR: GEORGE STEWART						
GRANTEE: LAURA M STEWART						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011

BUILDING DIMENSIONS												
BAS= W11 S2 W11 S28 E24 FOP= S4 E23 N4 W23\$ E23 BAS= S4 E22 N25 W22 S21\$ N21 BAS= E22 N23 FOP= N12 W22 S12 E22\$ W22 S23\$ N7 BAS= N10 FOP= N12 W25 S12 E25\$ W25 S10 E25\$ W25 N2\$ PTR= N30 FST= N16 W14 S4 W20 S16 E20 N4 E14\$ S30\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0172	C	SFR/DACARE	0		*RSF-2	0.00	0.00	56,848.00	SF		1.00
2	0172	C	SFR/DACARE	0			0.00	0.00	1,000.00	SF		1.00

TOTAL OB/XF												
5,600												
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1.00	1.00	56,848										
1.00	1.00	1,000										