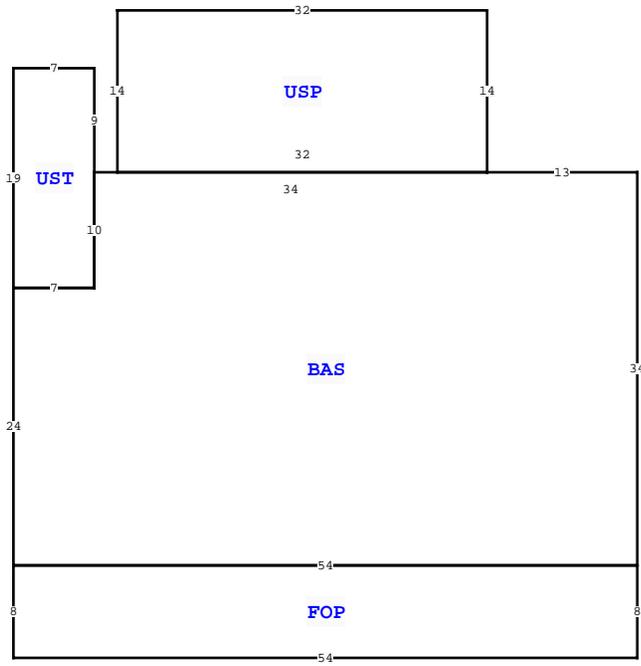


BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floor	08	SHT VINYL	70
Interior Floor	12	HARDWOOD	30
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	
FOP	432	30	
USP	448	35	
UST	133	45	
TOTALS	2,779		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	2,113	73.3887	83.66	176,774	1959	1959	0	0	10	35.00	55.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1766 HX Base Yr 2025														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			97,226
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			31,618
TOTAL MARKET VALUE			131,244
SOH/AGL Deduction			59,972
ASSESSED VALUE			71,272
TOTAL EXEMPTION VALUE	HX HB	46,272	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			131,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051034	Electrical Servic	0	10/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1053	3/27/2024	WD	Q	I	01	135,000
GRANTOR: ROSADO CARLOS A						
GRANTEE: TREJO-SANTANDER FER						
1420/2605	10/01/2020	QC	U	I	11	100
GRANTOR: JENNIFER ROSADO						
GRANTEE: CARLOS ROSADO						

EXTRA FEATURES		2537 SW MAIN BLVD, LAKE CITY														
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	0210	GARAGE U	0 100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF 2,400																						
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		CG	0.00	0.00	18,676.00	SF		1.00	1.00	0.75	2.00	1.50	28,014							
2	0000	C	VAC RES	100			0.00	0.00	3,003.00	SF		1.00	1.00	0.60	2.00	1.20	3,604							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 USP= N14 W32 S14 E32\$ W34 UST= N9 W7 S19 E7 N10\$ S10 W7 S24 FOP= S8 E54 N8 W54\$ E54 N34\$.	