COMM NE COR OF INTERS MOORE RD &
RUN N ALONG E R/W 210 FT FOR POB
E 210 FT, S 210 FT, W 210 FT TO

WISE JOSHUA
159 NW ROSEMARY CT
LAKE CITY, FL 32055

2027

13-3S-16-02104-000

BUILDING CHARACTERISTICS

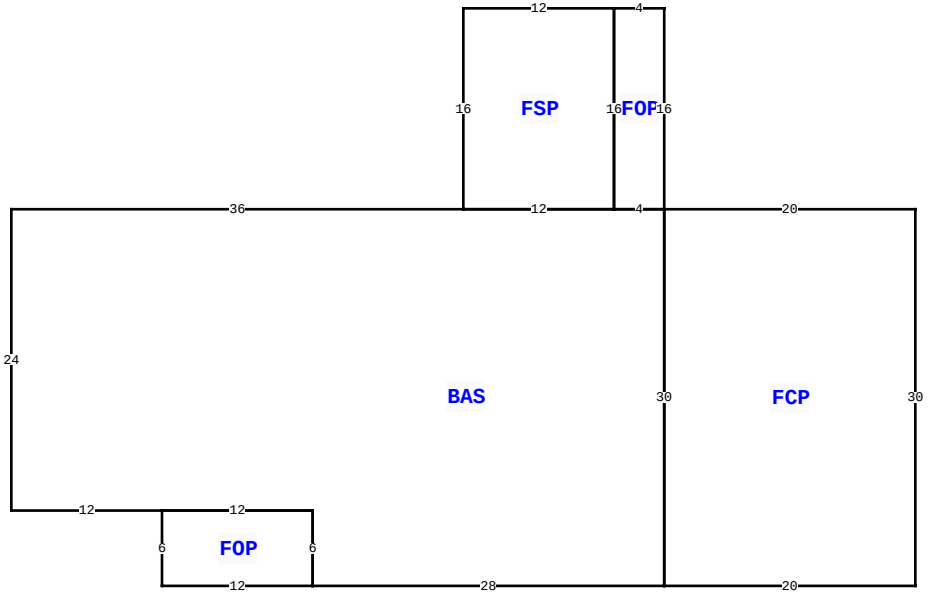
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100		1,416	110,926
FCP	600	25		150	11,751
FOP	64	30		19	1,489
FOP	72	30		22	1,723
FSP	192	40		77	6,032
TOTALS	2,344			1,684	131,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	109.5640	120.52	202,956	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1416 HX Base Yr 2023



159 NW ROSEMARY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0060	CARPORT F	0	100	20	30	600.00	UT	4.50	4.50	100	2009	2009	3	100	2,700	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,921
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		27,072
TOTAL MARKET VALUE		164,093
SOH/AGL Deduction		844
ASSESSED VALUE		163,249
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,838
TOTAL JUST VALUE		164,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055352	Storage Building	16,000	03/26/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1765	6/23/2022	WD	Q	I	01	188,000
GRANTOR: DONALDSON RONALD DEAN						
GRANTEE: WISE JOSHUA						
1285/1823	12/04/2014	LE	U	I	14	100
GRANTOR: RONALD D & VIRGINIA D						
GRANTEE: RONALD D DONALDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E12 FOP= S6 E12N6 W12$ E12 S6 E28 FCP= E20 N30 W20 S30$ N30 FOP= N16 W4 S16 E4$ W4 FSP= N16 W12 S16 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 5,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	16,000.00	14,400.00	14,400							
2	0000	C	VAC RES	100			0.00	0.00	0.88	AC		1.00	1.00	0.90	16,000.00	14,400.00	12,672							

REVIEW DATE 05/10/2023 BY JB Total Acres: 1.88 Total Land Value: 27,072 Market: 0 Agricultural: 0 Common: 27,072 PRINTED 11/17/2026 BY SYS