COMM NE COR OF MOORE RD & ROSEMA
ALONG ROSEMARY LANE 420 FT FOR P
FT, N 271 FT, W 412 FT TO E R/W

THOMAS TANYA
215 NW ROSEMARY CT
LAKE CITY, FL 32055

2027

13-3S-16-02104-003

BUILDING CHARACTERISTICS

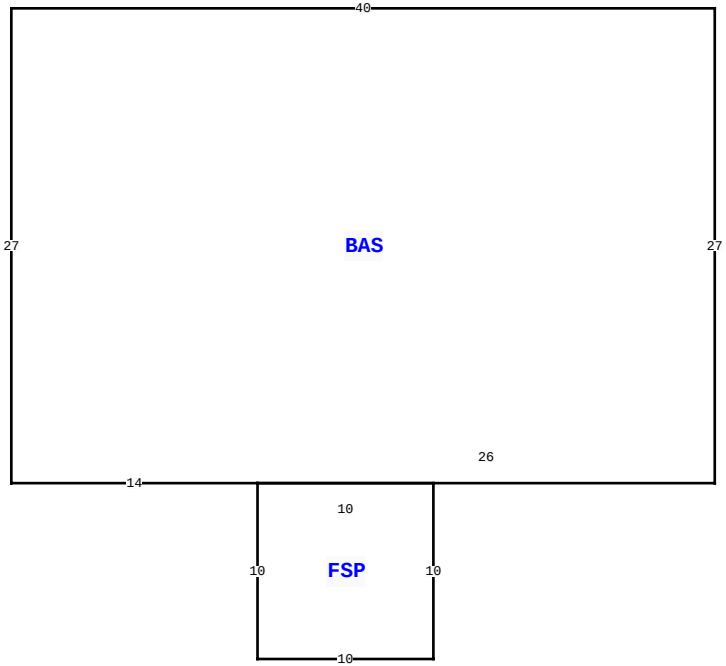
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,080	100		1,080	65,132
FSP	100	40		40	2,412
TOTALS	1,180			1,120	67,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,120	117.9000	109.65	122,808	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1080 HX Base Yr 2000



215 NW ROSEMARY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	70	1993	1993	3	70	350	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	70	1993	1993	3	70	1,260	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,544
TOTAL MARKET OB/XF VALUE		9,910
TOTAL LAND VALUE - MARKET		34,155
TOTAL MARKET VALUE		111,609
SOH/AGL Deduction		59,635
ASSESSED VALUE		51,974
TOTAL EXEMPTION VALUE	HX HB	26,974
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054453	Electrical Servic		11/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0437	6/20/2017	LE	U	I	14	100
GRANTOR: ROGER T & TANYA THOMA						
GRANTEE: SONYA G FRANKLIN (R						
1189/0653	2/17/2010	QC	U	I	11	100
GRANTOR: RONALD D DONALDSON SR						
GRANTEE: ROGER T THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E14 FSP= S10 E10 N10 W10$ E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,910

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.27	AC		1.00	1.00	0.90	15,000.00	13,500.00	17,145							
2	0000	C	VAC RES	100		00	0.00	0.00	1.26	AC		1.00	1.00	0.90	15,000.00	13,500.00	17,010							

REVIEW DATE 05/10/2023 BY JB Total Acres: 2.53 Total Land Value: 34,155 Market: 0 Agricultural: 0 Common: 34,155 PRINTED 11/18/2026 BY SYS