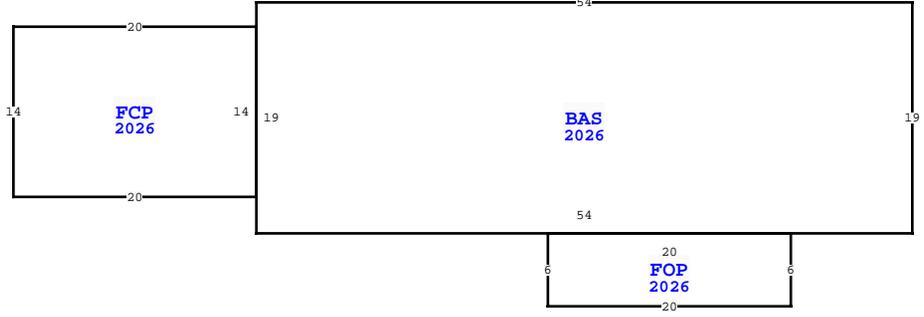


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	06

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%	- 2026									Heated Area: 1026 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	2026	1,026	141,968
FCP	280	25	2026	70	9,686
FOP	120	30	2026	36	4,981
TOTALS	1,426			1,132	156,635

207 SW ROSE POINTE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	0		420.00	UT	5.00				5.00	2,100

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	DPH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			156,635
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			177,235
SOH/AGL Deduction			0
ASSESSED VALUE			177,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			177,235
TOTAL JUST VALUE			177,235
NCON VALUE			158,735
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			18,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051729	New Residential C	125,000	12/06/2024
51719	Right-of-Way Acce		12/05/2024
000051719	Right-of-Way Acce		12/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/937	8/19/2025	QC	U	V	11	100

GRANTOR: GATOR LAND DEVELOPMEN
GRANTEE: GLD PROPERTY LLC

1479/728	11/09/2022	WD	U	V	11	100
----------	------------	----	---	---	----	-----

GRANTOR: DAVID JAMES E SR
GRANTEE: GATOR LAND DEVELOPM

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=14,11] E54 S19 W54 N19 \$
FOP=[YR=2026;ORIG=38,30] E20 S6 W20 N6 \$
FCP=[YR=2026;ORIG=-6,13] E20 S14 W20 N14 \$