LOT 1 WEST MEADOW S/D.

ORB 849-451, ORB 997-2893,

ROSHY GARY L/ROSHY TARA
162 SW CURIOUS CT
LAKE CITY, FL 32024

2027

20-4S-16-03077-101

BUILDING CHARACTERISTICS

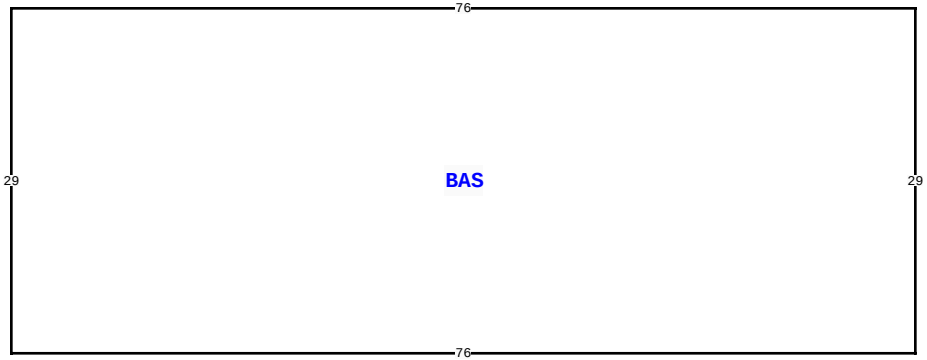
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100		2,204	95,533
TOTALS	2,204			2,204	95,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,204	83.8400	78.81	173,697	2006	2006	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2015 Heated Area: 2204 HX Base Yr 2015



162 SW CURIOUS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,019
TOTAL MARKET OB/XF VALUE		8,560
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		170,699
SOH/AGL Deduction		31,735
ASSESSED VALUE		138,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,553
TOTAL JUST VALUE		170,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051428	Roof Replacement	10,550	11/07/2024
24459	SFR	275	05/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0710	10/16/2014	WD	U	I	12	90,000
GRANTOR: TD BANK NA						
GRANTEE: GARY L & TARA ROSHY						
1277/1754	7/14/2014	QC	U	I	11	100
GRANTOR: LAKE CITY KOREAN BAPT						
GRANTEE: TD BANK N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E76 N29$.

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	0070	CARPORT UF	0	100	24	30	720.00	UT	3.75	3.75	100	2006	2006	3	100	2,700	
2	0031	BARN,MT AE	0	100	24	30	720.00	UT	8.00	8.00	100	2006	2006	3	100	5,760	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,560

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	0201	C	MOD HOME	100		00	330.00	661.00	4.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,120							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS

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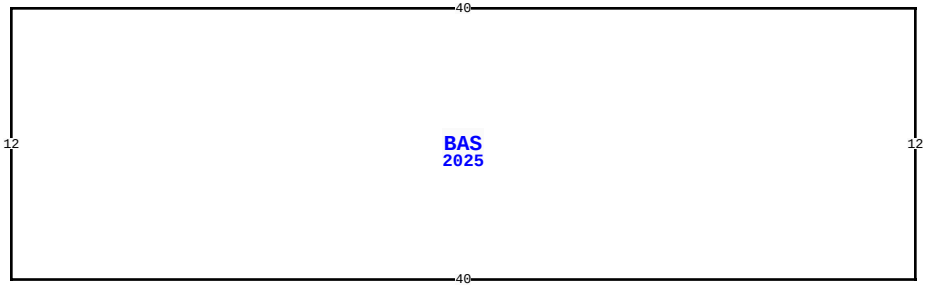
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2025	480	6,486
TOTALS	480			480	6,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	56.2950	33.78	16,214	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 480 HX Base Yr 2015



162 SW CURIOUS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: LAKE CITY KOREAN BAPT						
GRANTEE: TD BANK N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,22] E40 S12 W40 N12 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/15/2025 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS