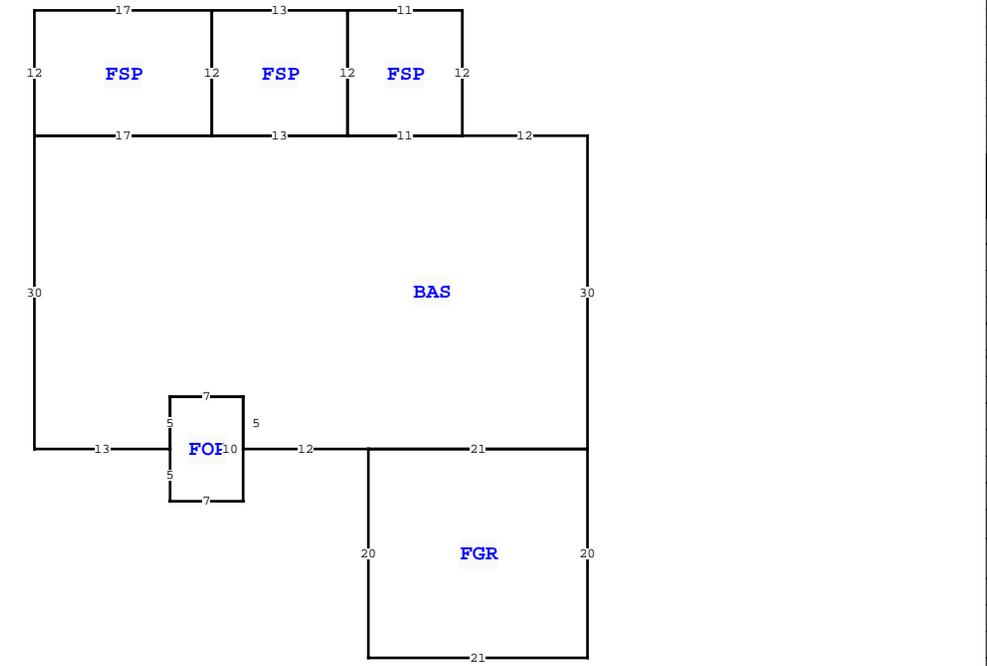


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 1555										HX Base Yr 2026	



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100		1,555	177,081
FGR	420	55		231	26,306
FOP	70	30		21	2,391
FSP	132	40		53	6,036
FSP	156	40		62	7,060
FSP	204	40		82	9,338
TOTALS	2,537			2,004	228,213

123 SW GERALD CONNER DR, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026
 XF DATE: [] LAND DATE: [] MLU
 INC DATE: [] AG DATE: []

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	100	0	0			924.00	UT	2.50				2,310	
2	0120	CLFENCE 4	0	100	0	0			300.00	UT	6.50				1,950	

TOTAL OB/XF										4,260						
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LAND DESCRIPTION																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF										4,260						
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				228,213	
TOTAL MARKET OB/XF VALUE				4,260	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				267,473	
SOH/AGL Deduction				0	
ASSESSED VALUE				267,473	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				216,062	
TOTAL JUST VALUE				267,473	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				266,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052846	Roof Replacement	14,900	04/07/2025
36959	ADDN SFR	144	07/12/2018
23552	SFR	502	08/30/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/233	6/13/2025	WD Q	Q	I	01	297,000
GRANTOR: ROSENFELD JASON E						
GRANTEE: DOBSON JESSE ARNOLD						
1420/0534	9/22/2020	QC U	I	I	30	0
GRANTOR: JOEL E & SHARON ROSEN						
GRANTEE: JASON E ROSENFELD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FSP= N12 W11 S12 E11\$ W11 FSP= N12 W13 S12 E13\$ W13 FSP= N12 W17 S12 E17\$ W17 S30 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 FGR= S20 E21 N20 W21\$ E21 N30\$.									