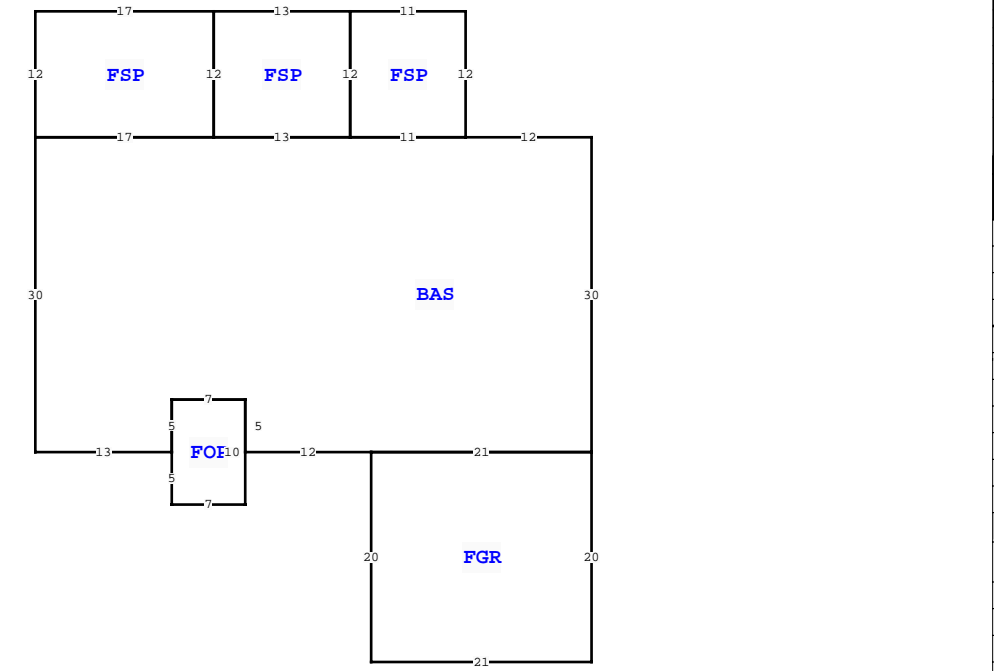


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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
0100	01	2,004	126.4494	141.62	283,806	2005	2005	0	0	21.00	79.00



MAP NUM	MKT AREA	06			
24416.040	1.00/				
NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100		1,555	173,973
FGR	420	55		231	25,844
FOP	70	30		21	2,349
FSP	132	40		53	5,930
FSP	156	40		62	6,936
FSP	204	40		82	9,174
TOTALS	2,537			2,004	224,207

123 SW GERALD CONNER DR, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
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	924.00	UT	2.50	2.50	100	2005	2005	3	100	2,310	
2	0120	CLFENCE 4	0	100	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	

TOTAL OB/XF 4,260

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			224,207
TOTAL MARKET OB/XF VALUE			4,260
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			263,467
SOH/AGL Deduction			0
ASSESSED VALUE			263,467
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			212,056
TOTAL JUST VALUE			263,467
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 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\$.