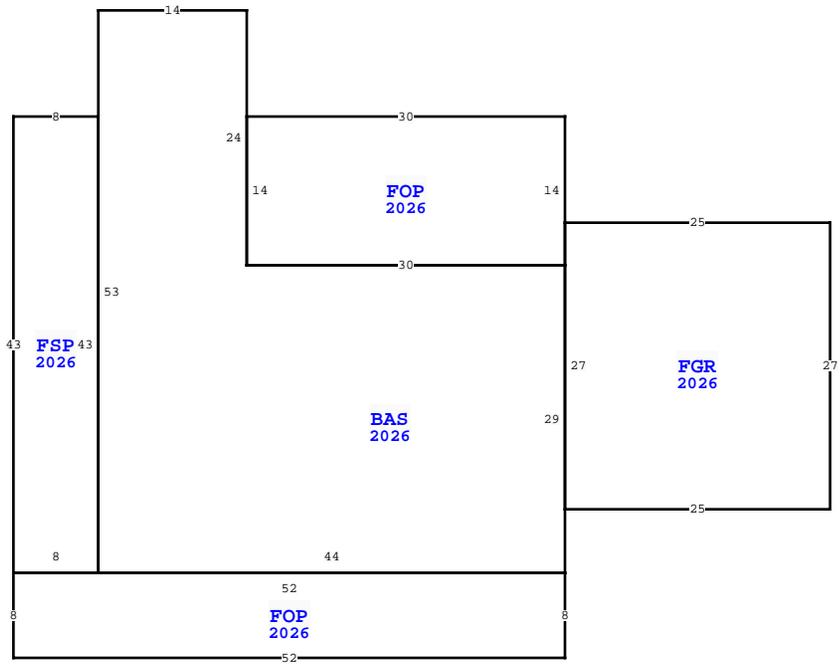


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	00	N/A	50
Interior Floor	13	LAM/VNLPLK	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
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	02
NEIGHBORHOOD/LOC	24515.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	2026
FGR	675	55	2026
FOP	416	30	2026
FOP	420	30	2026
FSP	344	40	2026
TOTALS	3,467		

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: 1612					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		263,007	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		96,120	
TOTAL MARKET VALUE		360,327	
SOH/AGL Deduction		82,394	
ASSESSED VALUE		277,933	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		226,522	
TOTAL JUST VALUE		360,327	
NCON VALUE		264,207	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
52106	New Residential C	405,000	01/17/2025
000052106	New Residential C	405,000	01/17/2025
000051377	Right-of-Way Acce		11/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/52	12/22/2025	WD	U	V	11	100
GRANTOR: ROZEAR KERRI Y						
GRANTEE: ROZEAR KERRI Y FAMI						
1557/48	12/22/2025	TR	U	V	11	100
GRANTOR: BARSKY AND ROZEAR FAM						
GRANTEE: ROZEAR KERRI Y						

EXTRA FEATURES		2569 SW CARPENTER RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026	MLU	

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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=3,-33] W30 N24 W14 S53 E44 N29 \$	
FGR=[YR=2026;ORIG=3,-37] E25 S27 W25 N27 \$	
FOP=[YR=2026;ORIG=-27,-47] E30 S14 W30 N14 \$	
FSP=[YR=2026;ORIG=-49,-47] E8 S43 W8 N43 \$	
FOP=[YR=2026;ORIG=-49,-41] E52 S8 W52 N8 \$	

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		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	96,120							