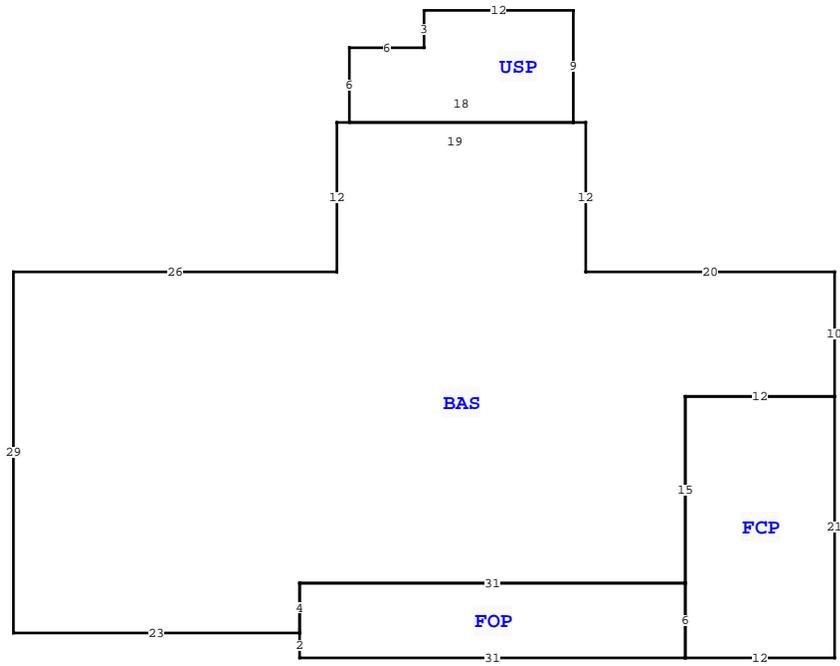


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,802	100	
FCP	252	25	
FOP	186	30	
USP	144	35	
TOTALS	2,384		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,971	106.0695	120.92	238,333	1969	1969	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1802 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 19	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	615,520		
TOTAL MARKET OB/XF VALUE	102,522		
TOTAL LAND VALUE - MARKET	194,288		
TOTAL MARKET VALUE	864,370		
SOH/AGL Deduction	13,336		
ASSESSED VALUE	851,034		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	851,034		
TOTAL JUST VALUE	912,330		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	891,650		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050481	Electrical Servic	0	07/31/2024
36107	PUMP/UTPOL	50	12/18/2017
32339	MAINT/ALTR	35	09/29/2014
32340	MAINT/ALTR	30	09/29/2014
21841	M H	250	05/07/2004
20967	M H	125	08/08/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD Q	I	01		458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD Q	I			400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

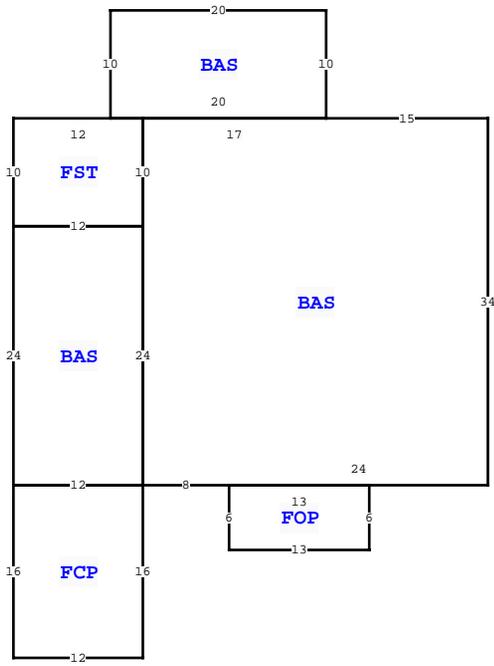
EXTRA FEATURES		155 SE ROSE CREEK LOOP, LAKE CITY															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200		
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200		
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200		
4	0259	MHP HOOKUP	0	0	0	17.00	UT	4,300.00	4,300.00	100	0	0	3	100	73,100		
5	0166	CONC, PAVMT	0	0	8	15	120.00	UT	1.50	1.50	100	1997	1997	3	100	180	
6	0030	BARN, MT	0	0	28	28	784.00	UT	5.00	5.00	50	1997	1997	3	50	1,960	
7	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
8	0166	CONC, PAVMT	0	0	8	20	160.00	UT	1.50	1.50	100	1993	1993	3	100	240	
9	0166	CONC, PAVMT	0	0	10	20	200.00	UT	1.50	1.50	100	1993	1993	3	100	300	
10	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

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	DPTH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	2810	C	MH PARK	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,500							
3	0000	C	VAC RES	0					10.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,500							
4	6200	A	PASTURE 3	0					5.50	AC		1.00	1.00	1.00	280.00	280.00	1,540							
5	9910	M	MKT. VAL. AG	0					5.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,500							
6	9630	C	SWAMP	0			0.00	0.00	4.50	UT		1.00	1.00	1.00	175.00	175.00	788							

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	DPTH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	2810	C	MH PARK	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,500							
3	0000	C	VAC RES	0					10.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,500							
4	6200	A	PASTURE 3	0					5.50	AC		1.00	1.00	1.00	280.00	280.00	1,540							
5	9910	M	MKT. VAL. AG	0					5.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,500							
6	9630	C	SWAMP	0			0.00	0.00	4.50	UT		1.00	1.00	1.00	175.00	175.00	788							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
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
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	288	100	
BAS	1,088	100	
FCP	192	25	
FOP	78	30	
FST	120	55	
TOTALS	1,966		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,713	103.8114	118.34	202,716	1969	1969	0	0	35.00	65.00
2 SINGLE FAM 0% - 0 Heated Area: 1576 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 19	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		615,520	
TOTAL MARKET OB/XF VALUE		102,522	
TOTAL LAND VALUE - MARKET		194,288	
TOTAL MARKET VALUE		864,370	
SOH/AGL Deduction		13,336	
ASSESSED VALUE		851,034	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		851,034	
TOTAL JUST VALUE		912,330	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		891,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19041	M H	125	12/12/2001
13471	M H	125	01/05/1998
13384	M H	125	12/05/1997
7464	RECONNECT	0	08/06/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
11	0166	CONC, PAVMT	0 0	10 8	80.00
12	0166	CONC, PAVMT	0 0	10 10	100.00
13	0166	CONC, PAVMT	0 0	5 10	50.00
14	0166	CONC, PAVMT	0 0	8 24	192.00
15	0166	CONC, PAVMT	0 0	10 14	140.00
16	0166	CONC, PAVMT	0 0	10 10	100.00
17	0166	CONC, PAVMT	0 0	10 7	70.00
18	0166	CONC, PAVMT	0 0	34 14	1.00
19	0166	CONC, PAVMT	0 0	32 16	512.00
20	9915	RV SITE	0 0	0 0	6.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
11	0166	CONC, PAVMT	0 0	10 8	80.00	UT	1.50	1.50	100	1993	1993
12	0166	CONC, PAVMT	0 0	10 10	100.00	UT	1.50	1.50	100	1997	1997
13	0166	CONC, PAVMT	0 0	5 10	50.00	UT	1.50	1.50	100	1993	1993
14	0166	CONC, PAVMT	0 0	8 24	192.00	UT	1.50	1.50	100	1993	1993
15	0166	CONC, PAVMT	0 0	10 14	140.00	UT	1.50	1.50	100	0	0
16	0166	CONC, PAVMT	0 0	10 10	100.00	UT	1.50	1.50	100	1997	1997
17	0166	CONC, PAVMT	0 0	10 7	70.00	UT	1.50	1.50	100	1993	1993
18	0166	CONC, PAVMT	0 0	34 14	1.00	UT	0.00	0.00	100	1998	1998
19	0166	CONC, PAVMT	0 0	32 16	512.00	UT	1.50	1.50	100	2000	2000
20	9915	RV SITE	0 0	0 0	6.00	UT	3,000.00	3,000.00	100	0	0
TOTALS 1,966 1,713 131,765											

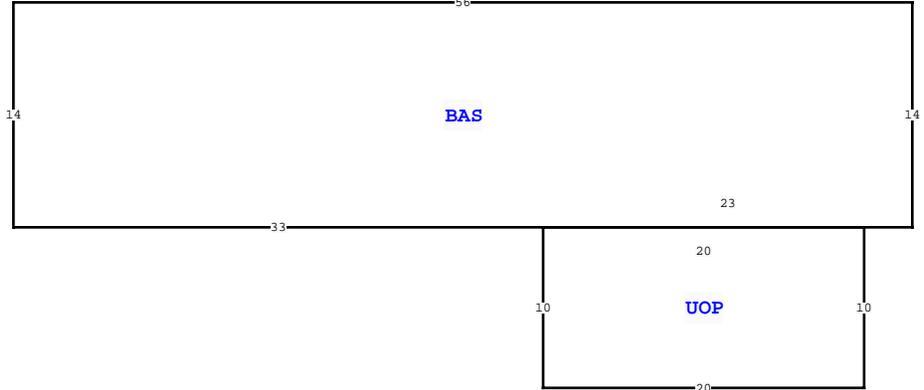
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 BAS= N10 W20 S10 E20\$ W17 FST= W12 S10 E12 N10\$ S10											
BAS= W12 S24 FCP= S16E12 N16 W12\$ E12 N24\$ S24 E8 FOP= S6 E13											
N6 W13\$ E24 N34\$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UOP	200	25	
TOTALS	984		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	834	77.1750	48.62	40,549	1986	1986	0	0	60.00	40.00
9 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		615,520
TOTAL MARKET OB/XF VALUE		102,522
TOTAL LAND VALUE - MARKET		194,288
TOTAL MARKET VALUE		864,370
SOH/AGL Deduction		13,336
ASSESSED VALUE		851,034
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		851,034
TOTAL JUST VALUE		912,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

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
155 SE ROSE CREEK LOOP, LAKE CITY																

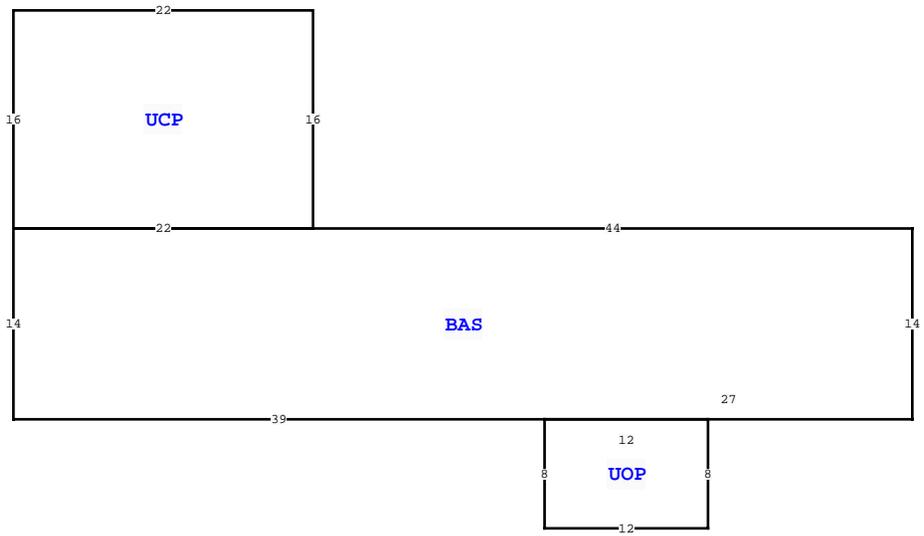
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W56 S14 E33 UOP= S10 E20 N10 W20\$ E23 N14\$.

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UCP	352	20	
UOP	96	25	
TOTALS	1,372		1,018 19,798

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
18	MOBILE HME	0%	- 0		48.62	49,495	1986	1986	0	0	60.00	40.00
				Heated Area: 924	HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 14 of 19	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			615,520
TOTAL MARKET OB/XF VALUE			102,522
TOTAL LAND VALUE - MARKET			194,288
TOTAL MARKET VALUE			864,370
SOH/AGL Deduction			13,336
ASSESSED VALUE			851,034
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			851,034
TOTAL JUST VALUE			912,330
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU
		06/02/2022	SPF

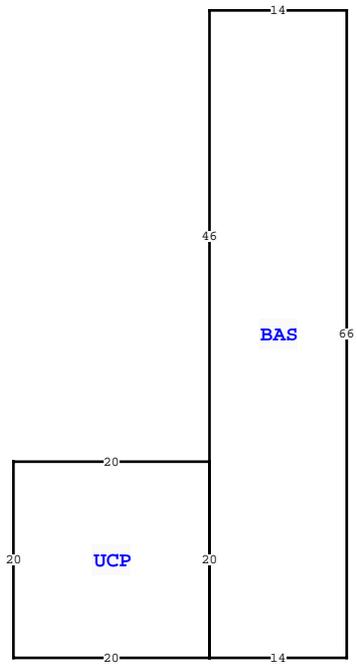
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 UCP= N16 W22 S16 E22\$ W22 S14 E39 UOP= S8 E12 N8 W12\$ E27 N14\$.	

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
155 SE ROSE CREEK LOOP, LAKE CITY																
TOTAL OB/XF 0																

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
					</																			

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	0	0 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UCP	400	20	
TOTALS	1,324		1,004 20,112

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,004	79.5000	50.08	50,280	1986	1986	0	0	60.00	40.00
20 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr											



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/02/2022 SPF

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

COLUMBIA COUNTY PROPERTY		PAGE 16 of 19	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		615,520	
TOTAL MARKET OB/XF VALUE		102,522	
TOTAL LAND VALUE - MARKET		194,288	
TOTAL MARKET VALUE		864,370	
SOH/AGL Deduction		13,336	
ASSESSED VALUE		851,034	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		851,034	
TOTAL JUST VALUE		912,330	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		891,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

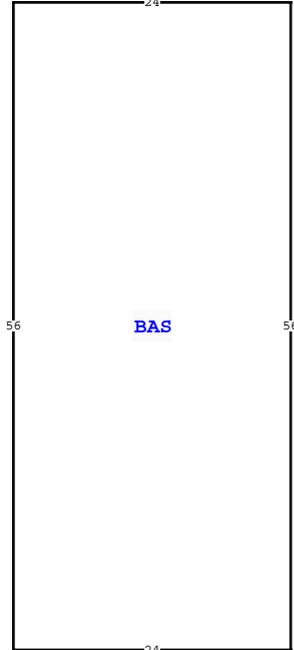
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 S46 UCP= W20 S20 E20 N20S S20 E14 N66S.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	0	0 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		1,344
EXTRA FEATURES		SUBAREA MARKET VALUE	
		26,923	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
21	MOBILE HME	0%	- 0								
Heated Area: 1344					HX Base Yr						



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY		PAGE 17 of 19	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			615,520
TOTAL MARKET OB/XF VALUE			102,522
TOTAL LAND VALUE - MARKET			194,288
TOTAL MARKET VALUE			864,370
SOH/AGL Deduction			13,336
ASSESSED VALUE			851,034
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			851,034
TOTAL JUST VALUE			912,330
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S56 E24 N56\$.	

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
TOTAL OB/XF 0																

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

