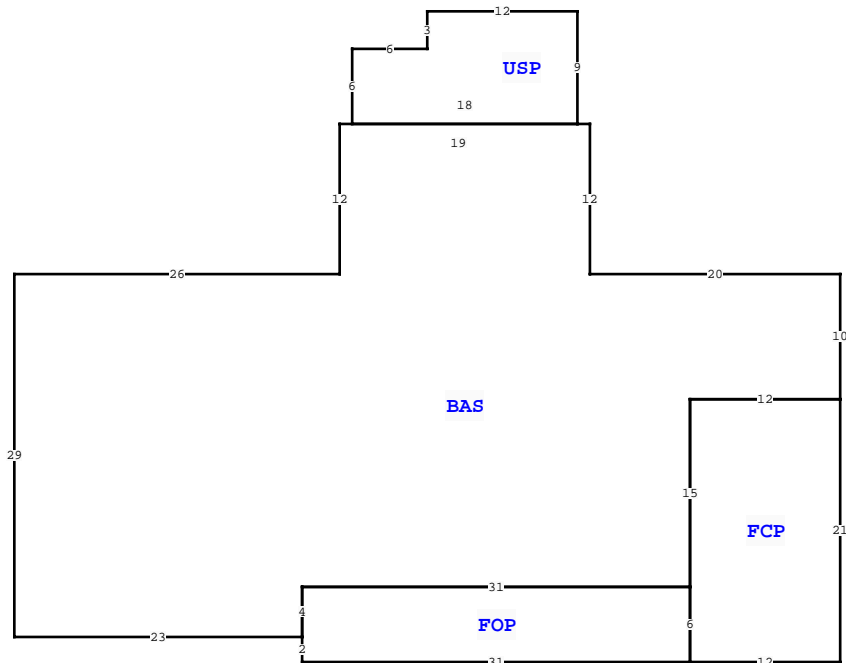


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	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	118.80	234,155	1969	1969	0	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			594,840
TOTAL MARKET OB/XF VALUE			102,522
TOTAL LAND VALUE - MARKET			194,288
TOTAL MARKET VALUE			843,690
SOH/AGL Deduction			0
ASSESSED VALUE			843,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			843,690
TOTAL JUST VALUE			891,650
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
1	0190	FPLC PF	0 0 0 0
2	0190	FPLC PF	0 0 0 0
3	0190	FPLC PF	0 0 0 0
4	0259	MHP HOOKUP	0 0 0 0
5	0166	CONC, PAVMT	0 0 8 15
6	0030	BARN, MT	0 0 28 28
7	0040	BARN, POLE	0 0 0 0
8	0166	CONC, PAVMT	0 0 8 20
9	0166	CONC, PAVMT	0 0 10 20
10	0294	SHED WOOD/	0 0 0 0

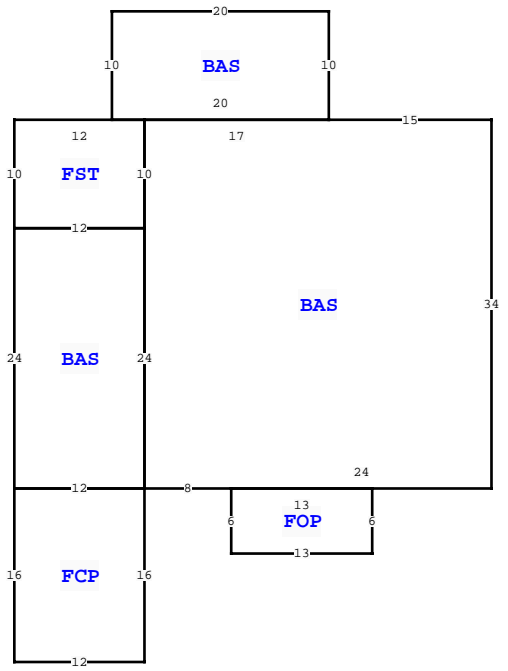
TOTAL OB/XF														80,780		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	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	UT	1.50	1.50	100	1997	1997	3	100	180	
6	0030	BARN, MT	0	0	28	28	UT	5.00	5.00	50	1997	1997	3	50	1,960	
7	0040	BARN, POLE	0	0	0	0	UT	0.00	0.00	100	1997	1997	3	100	800	
8	0166	CONC, PAVMT	0	0	8	20	UT	1.50	1.50	100	1993	1993	3	100	240	
9	0166	CONC, PAVMT	0	0	10	20	UT	1.50	1.50	100	1993	1993	3	100	300	
10	0294	SHED WOOD/	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0100	C	SFR
2	2810	C	MH PARK
3	0000	C	VAC RES
4	6200	A	PASTURE 3
5	9910	M	MKT. VAL. AG
6	9630	C	SWAMP

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	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	116.27	199,171	1969	1969		0	0	35.00
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		594,840	
TOTAL MARKET OB/XF VALUE		102,522	
TOTAL LAND VALUE - MARKET		194,288	
TOTAL MARKET VALUE		843,690	
SOH/AGL Deduction		0	
ASSESSED VALUE		843,690	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		843,690	
TOTAL JUST VALUE		891,650	
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		BLD DATE		LGL DATE	
L N	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
155 SE ROSE CREEK LOOP, LAKE CITY					
11	0166	CONC, PAVMT	0	0	10
12	0166	CONC, PAVMT	0	0	10
13	0166	CONC, PAVMT	0	0	5
14	0166	CONC, PAVMT	0	0	8
15	0166	CONC, PAVMT	0	0	10
16	0166	CONC, PAVMT	0	0	10
17	0166	CONC, PAVMT	0	0	10
18	0166	CONC, PAVMT	0	0	34
19	0166	CONC, PAVMT	0	0	32
20	9915	RV SITE	0	0	0

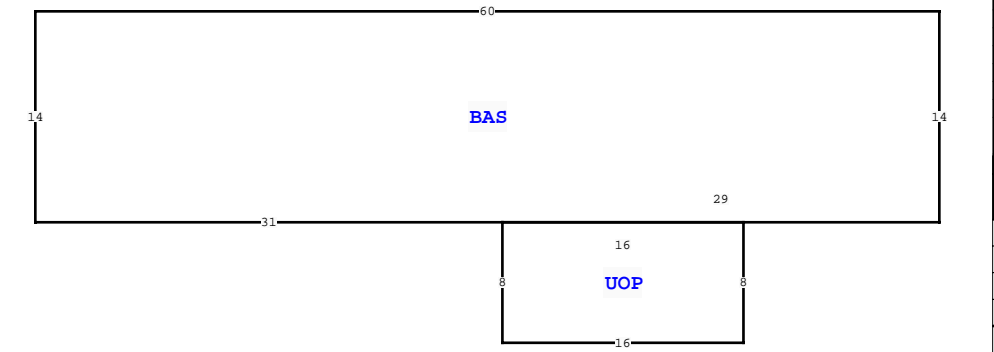
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0166	CONC, PAVMT	0	0	10	8	80.00	UT	1.50	1.50	100	1993	1993	3	100	120	
12	0166	CONC, PAVMT	0	0	10	10	100.00	UT	1.50	1.50	100	1997	1997	3	100	150	
13	0166	CONC, PAVMT	0	0	5	10	50.00	UT	1.50	1.50	100	1993	1993	3	100	75	
14	0166	CONC, PAVMT	0	0	8	24	192.00	UT	1.50	1.50	100	1993	1993	3	100	288	
15	0166	CONC, PAVMT	0	0	10	14	140.00	UT	1.50	1.50	100	0	0	3	100	210	
16	0166	CONC, PAVMT	0	0	10	10	100.00	UT	1.50	1.50	100	1997	1997	3	100	150	
17	0166	CONC, PAVMT	0	0	10	7	70.00	UT	1.50	1.50	100	1993	1993	3	100	105	
18	0166	CONC, PAVMT	0	0	34	14	1.00	UT	0.00	0.00	100	1998	1998	3	100	700	
19	0166	CONC, PAVMT	0	0	32	16	512.00	UT	1.50	1.50	100	2000	2000	3	100	768	
20	9915	RV SITE	0	0	0	0	6.00	UT	3,000.00	3,000.00	100	0	0	3	100	18,000	

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
20,566																								

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\$.											

ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	872	77.1750	46.30	40,374	1977	1977	0	0	60.00	40.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	15,557
UOP	128	25		32	593
TOTALS	968			872	16,150

155 SE ROSE CREEK LOOP, LAKE CITY

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
21	0294	SHED WOOD/	0	0	40	12		3.50	3.50	70	2000	2000	3	70	1,176	

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

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

COLUMBIA COUNTY PROPERTY		PAGE 3 of 19	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			594,840
TOTAL MARKET OB/XF VALUE			102,522
TOTAL LAND VALUE - MARKET			194,288
TOTAL MARKET VALUE			843,690
SOH/AGL Deduction			0
ASSESSED VALUE			843,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			843,690
TOTAL JUST VALUE			891,650
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= W60 S14 E31 UOP= S8 E16N8 W16S E29 N14S.









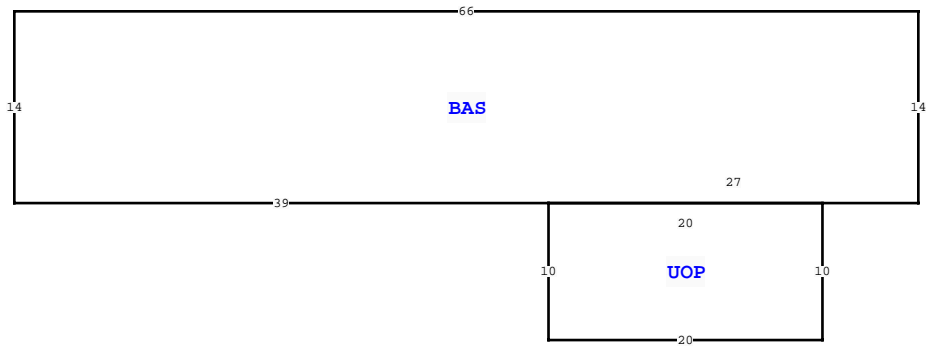






BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 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	
UOP	200	25	
TOTALS	1,124		974
SUBAREA MARKET VALUE		17,282	
		935	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	974	77.9250	46.76	45,544	1986	1986	0	0	60.00	40.00
12 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 11 of 19	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			594,840
TOTAL MARKET OB/XF VALUE			102,522
TOTAL LAND VALUE - MARKET			194,288
TOTAL MARKET VALUE			843,690
SOH/AGL Deduction			0
ASSESSED VALUE			843,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			843,690
TOTAL JUST VALUE			891,650
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

TOTAL OB/XF												0	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU	06/02/2022	SPF				
155 SE ROSE CREEK LOOP, LAKE CITY													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S14 E39 UOP= S10 E20 N10 W20\$ E27 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												0	
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	

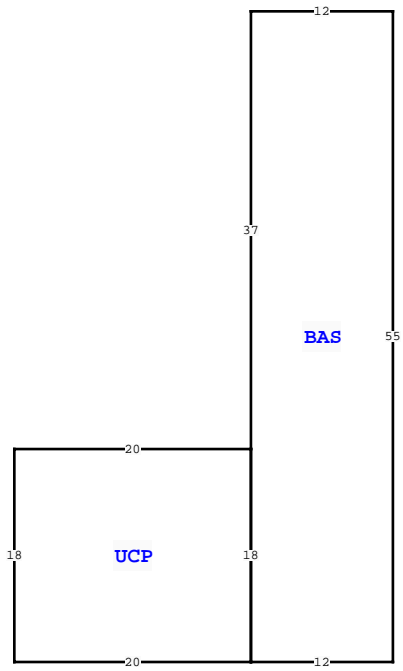






BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	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	660	100	
UCP	360	20	
TOTALS	1,020		732 13,835

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	732	78.7500	47.25	34,587	1985	1985	0	0	60.00	40.00
19 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 15 of 19
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	594,840		
TOTAL MARKET OB/XF VALUE	102,522		
TOTAL LAND VALUE - MARKET	194,288		
TOTAL MARKET VALUE	843,690		
SOH/AGL Deduction	0		
ASSESSED VALUE	843,690		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	843,690		
TOTAL JUST VALUE	891,650		
NCON VALUE	0		
INCOME VALUE	0		
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

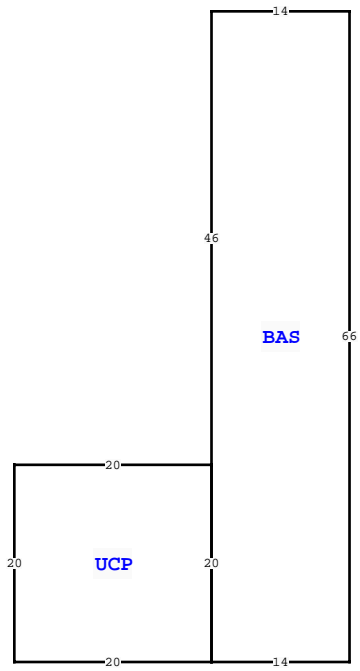
BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	06/02/2022
		MLU	SPF

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W12 S37 UCP= W20 S18 E20 N18 S18 E12 N55\$.														

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

ELEMENT	CD	CONSTRUCTION
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
BAS	924	100
UCP	400	20
TOTALS	1,324	1,004

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	47.70	47,891	1986	1986	0	0	60.00	40.00
20 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 16 of 19	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			594,840
TOTAL MARKET OB/XF VALUE			102,522
TOTAL LAND VALUE - MARKET			194,288
TOTAL MARKET VALUE			843,690
SOH/AGL Deduction			0
ASSESSED VALUE			843,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			843,690
TOTAL JUST VALUE			891,650
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

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

BUILDING NOTES											

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 70			
Roof Cover	03	COMP SHNGL 30			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	0	0 100			
Architectural Units	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	13,499
BAS	1,008	100		1,008	23,624
UOP	54	25		14	328
UOP	136	25		34	797
USP	170	35		60	1,406
TOTALS	1,944			1,692	39,654

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
22	MOBILE HME	0%	- 0		99,134	2000	2000	0	0	60.00	40.00

Heated Area: 1584 HX Base Yr

155 SE ROSE CREEK LOOP, LAKE CITY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		594,840
TOTAL MARKET OB/XF VALUE		102,522
TOTAL LAND VALUE - MARKET		194,288
TOTAL MARKET VALUE		843,690
SOH/AGL Deduction		0
ASSESSED VALUE		843,690
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		843,690
TOTAL JUST VALUE		891,650
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	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD Q	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

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

BLD DATE		LGL DATE	
		05/07/2026	MLU
		06/02/2022	SPF

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 USP= N10 W17 S10 E17\$ W28 S14 E13 UOP= S9 E6 N9 W6\$E6 BAS= S16 E36 N8 UOP= E17 N8 W17 S8\$ N8 W36\$ E53 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

