LOT 4 BLOCK A EASTSIDE VILLAGE U
ORB 774-57, DC 1070-2420, LE 112

CARTE MARY MONTGOMERY
303 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-104

BUILDING CHARACTERISTICS

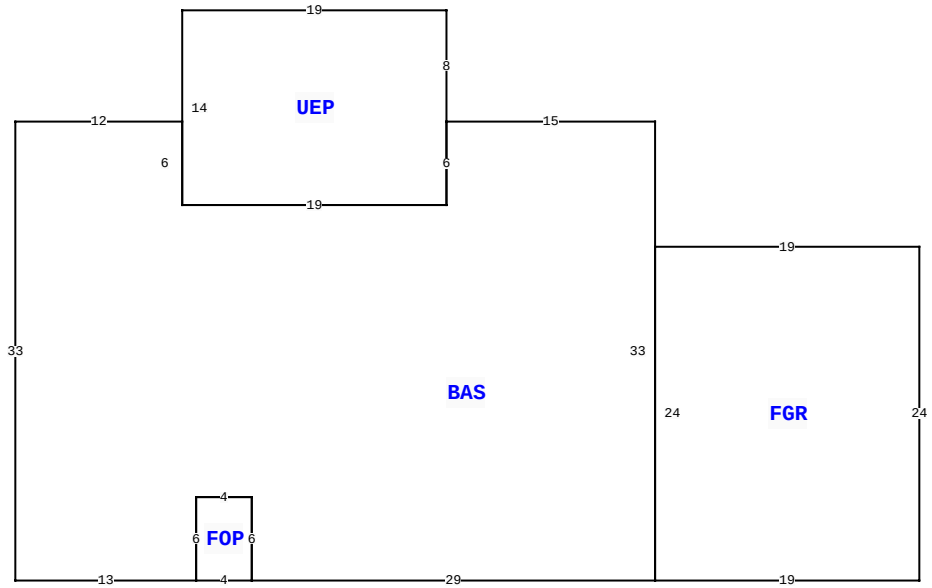
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	124,109
FGR	456	55		251	22,573
FOP	24	30		7	630
UEP	266	60		160	14,390
TOTALS	2,126			1,798	161,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	112.3080	138.36	248,771	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1380 HX Base Yr 2016



303 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,701
TOTAL MARKET OB/XF VALUE		1,236
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		187,687
SOH/AGL Deduction		77,756
ASSESSED VALUE		109,931
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		54,209
TOTAL JUST VALUE		187,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0343	12/31/2015	WD	U	I	11	0
GRANTOR: CONNIE C AVERA						
GRANTEE: MARY MONTGOMERY CAR						
1305/1281	12/03/2015	WD	Q	I	04	100,000
GRANTOR: CONNIE C AVERA						
GRANTEE: MARY MONTGOMERY CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UEP= N8 W19 S14 E19 N6$ S6 W19 N6 W12 S33 E13 FOP= E4 N6 W4 S6$ N6 E4 S6 E29 FGR= E19 N24 W19 S24$ N33$.

EXTRA FEATURES

LN	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	618.00	UT	2.00	2.00	100	1993	1993	3	100	1,236	

LAND DESCRIPTION

TOTAL OB/XF 1,236

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 02/27/2017 BY DF Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS