LOT 6 BLOCK A EASTSIDE VILLAGE U

766-2263, 875-2086, WD 946-2625,

HANCOCK ANITA E
275 SE ROSEWOOD CIR
LAKE CITY, FL 32055

2026

03-4S-17-07592-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

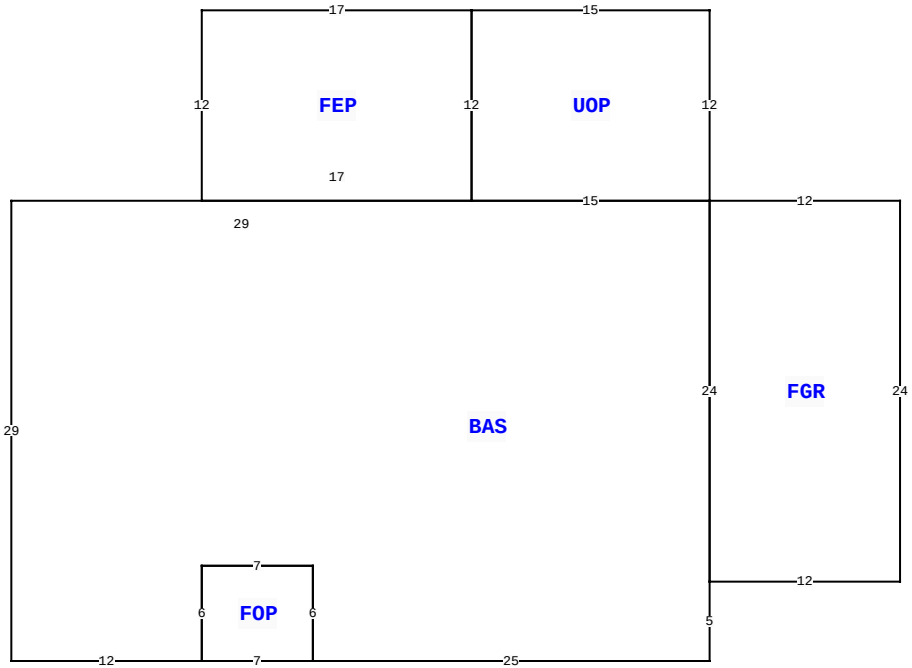
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	02 100
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	1,234	100		1,234	123,475
FEP	204	80		163	16,310
FGR	288	55		158	15,810
FOP	42	30		13	1,301
UOP	180	20		36	3,602
TOTALS	1,948			1,604	160,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	124.9479	153.94	246,920	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1234 HX Base Yr 2020



275 SE ROSEWOOD CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,498
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		186,352
SOH/AGL Deduction		82,811
ASSESSED VALUE		103,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,819
TOTAL JUST VALUE		186,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29125	MAINT/ALTR	30	01/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1376/2125	1/17/2019	WD	Q	I	01	127,000
GRANTOR: LLOYD L & KAREN V STR						
GRANTEE: VIOLET A HANCOCK &						
1281/1048	9/11/2014	WD	Q	I	01	90,000
GRANTOR: DOROTHY BURROUGHS (SI						
GRANTEE: LLOYD L & KAREN V S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N12 W17 S12 E17$ W29 S29 E12 FOP= E7 N6 W7 S6$ N6 E7 S6 E25 N5 FGR= E12 N24 W12 S24$ N24$ UOP= N12 W15 S12 E15$.

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	12	30	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,104

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 07/20/2017 BY DF Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS