LOT 11 BLOCK A EASTSIDE VILLAGE
729-249, 808-1287, 983-1660, WD

ESTEP CHESTER E/ESTEP RUTH J
201 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

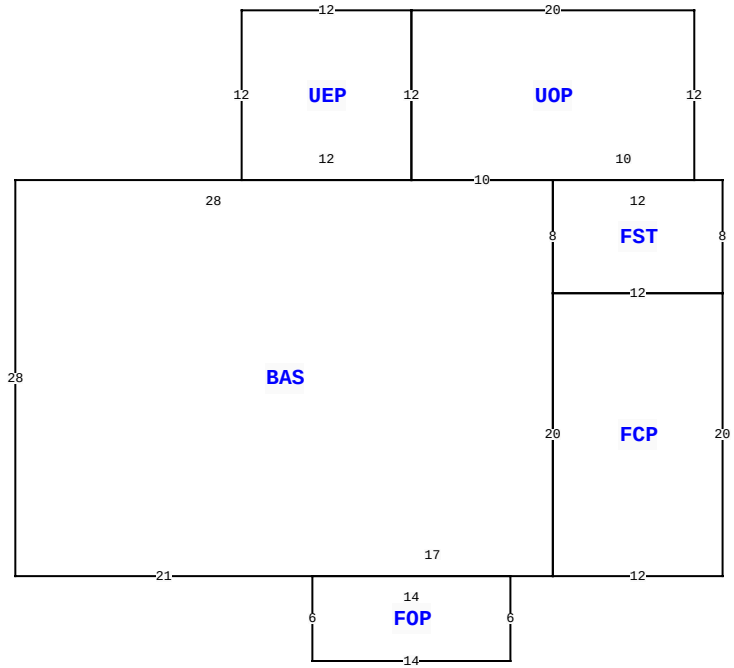
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	1,064	100		1,064	95,427
FCP	240	25		60	5,381
FOP	84	30		25	2,243
FST	96	55		53	4,753
UEP	144	60		86	7,713
UOP	240	20		48	4,305
TOTALS	1,868			1,336	119,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,336	112.0000	137.98	184,341	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1064 HX Base Yr 2009



201 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		119,822
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		146,272
SOH/AGL Deduction		67,130
ASSESSED VALUE		79,142
TOTAL EXEMPTION VALUE	13 HX HB	79,142
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		146,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049548	Roof Replacement	18,500	04/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/2509	2/22/2025	LE	U	I	14	100
GRANTOR: ESTEP CHESTER EDDY (E						
GRANTEE: ESTEP RONALD WILLIA						
1155/2689	8/05/2008	WD	Q	I		115,000
GRANTOR: LOREE V SMITH						
GRANTEE: CHESTER E & RUTH J						

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	10	30	300.00	UT	2.00	2.00	100	0	0	3	100	600	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UEP= N12 W12 S12 E12$ W28 S28 E21 FOP= S6E14N6 W14$ E17 FCP= E12 N20W12 S20$ N20 FST= E12 N8 W12 S8$ N8$ UOP= E10 N12 W20 S12 E10$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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 04/29/2024 BY JS Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS