LOT 15 BLOCK A EASTSIDE VILLAGE

808-1670, 819-1653, 821-1896, LE

CONNER SHARON S
139 SE ROSEWOOD CIR
LAKE CITY, FL 32025

**2026**

**03-4S-17-07592-115**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

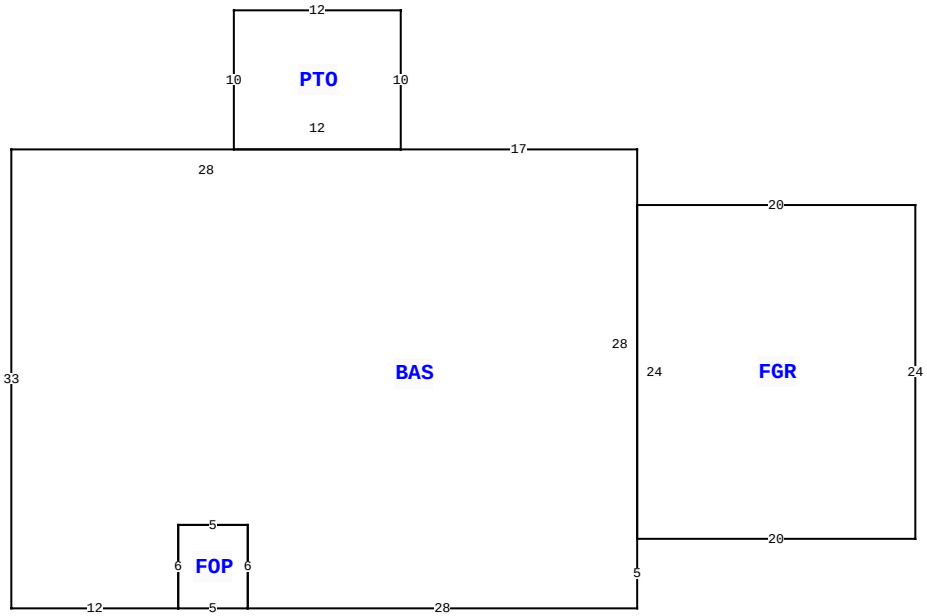
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 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 | 1,455 | 100 | | 1,455 | 125,832 |
| FGR | 480 | 55 | | 264 | 22,831 |
| FOP | 30 | 30 | | 9 | 778 |
| PTO | 120 | 5 | | 6 | 519 |
| TOTALS | 2,085 | | | 1,734 | 149,961 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,734 | 107.9960 | 133.05 | 230,709 | 1996 | 1996 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1455 HX Base Yr 2018




139 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 | | 149,961 |
| TOTAL MARKET OB/XF VALUE | | 1,562 |
| TOTAL LAND VALUE - MARKET | | 24,750 |
| TOTAL MARKET VALUE | | 176,273 |
| SOH/AGL Deduction | | 72,884 |
| ASSESSED VALUE | | 103,389 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 52,667 |
| TOTAL JUST VALUE | | 176,273 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 177,888 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31913 | MAINT/ALTR | 35 | 04/25/2014 |
| 10581 | SFR | 225 | 12/19/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1470/1864 | 7/07/2022 | LE | U | I | 14 | 100 |
| GRANTOR: CONNER SHARON S | | | | | | |
| GRANTEE: CONNER SHARON S (EN | | | | | | |
| 1330/0522 | 1/31/2017 | WD | Q | I | 01 | 122,000 |
| GRANTOR: RICHARD A & BETTY A C | | | | | | |
| GRANTEE: SHARON S CONNER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 PTO= N10 W12 S10 E12$ W28 S33 E12 FOP= E5 N6 W5 S6$ N6 E5 S6 E28 N5 FGR= E20 N24 W20 S24$ N28$.

## 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 | 1,041.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 1,562 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,562

| 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: 0.32 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS