LOT 5 BLOCK F EASTSIDE VILLAGE U
ORB 748-679, 865-1647, 867-620,

SPENCE WILLIAM A/SPENCE PATRICIA K
274 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

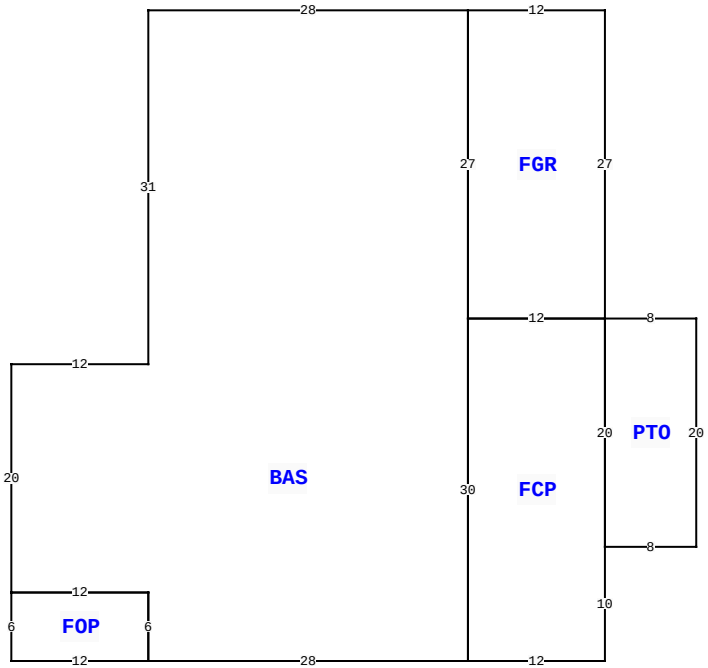
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,836	100		1,836	152,314
FCP	360	25		90	7,467
FGR	324	55		178	14,767
FOP	72	30		22	1,825
PTO	160	5		8	664
TOTALS	2,752			2,134	177,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	103.5960	127.63	272,362	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1836 HX Base Yr 2006



274 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		177,035
TOTAL MARKET OB/XF VALUE		930
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		202,715
SOH/AGL Deduction		92,095
ASSESSED VALUE		110,620
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		54,898
TOTAL JUST VALUE		202,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049261	Remodel	5,000	02/21/2024
000047133	Roof Replacement	15,000	05/04/2023
35374	MAINT/ALTR	75	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1041/2272	3/22/2005	WD	Q	I		110,000
GRANTOR: EDGAR & KAY HILL						
GRANTEE: WILLIAM A & PATRICI						
0955/1005	6/11/2002	WD	Q	I		85,000
GRANTOR: BACKUS						
GRANTEE: EDGAR & KAY HILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S31 W12 S20 FOP= S6 E12 N6 W12$ E12 S6 E28 FCP= E12N10 PTO= E8 N20 W8 S20$ N20 W12 S30$ N30 FGR= E12 N27 W12 S27$ N27$.

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	30	15	450.00	UT	1.40	1.40	100	0	0	3	100	630	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 930

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 06/13/2023 BY jerry Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/19/2025 BY SYS