LOT 6 BLOCK F EASTSIDE VILLAGE U

751-266, DC 1033-234, WD 1168-22

MCAUSLAN CYNTHIA
258 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

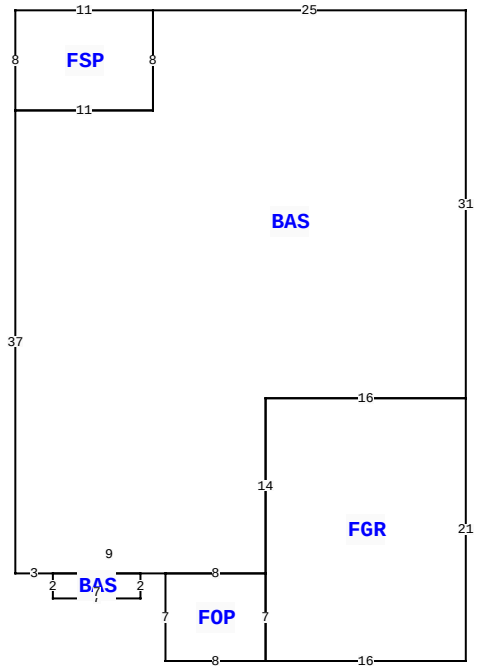
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	14	100		14	1,274
BAS	1,308	100		1,308	119,045
FGR	336	55		185	16,838
FOP	56	30		17	1,547
FSP	88	40		35	3,186
TOTALS	1,802			1,559	141,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	113.6520	140.02	218,291	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1322 HX Base Yr 2025



258 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		141,889
TOTAL MARKET OB/XF VALUE		1,340
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		167,979
SOH/AGL Deduction		0
ASSESSED VALUE		167,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,257
TOTAL JUST VALUE		167,979
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/320	6/14/2024	WD	Q	I	01	193,500
GRANTOR: SPENCER JUDY L						
GRANTEE: MCAUSLAN CYNTHIA						
1449/364	9/28/2021	WD	Q	I	01	149,900
GRANTOR: GRUND FAYE						
GRANTEE: SPENCER JUDY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S8 W11 S37 E3 E9 E8 N14 E16 N31 $
FGR=[ORIG=-16,45] S7 E16 N21 W16 S14 $
FSP=[ORIG=-25,0] W11 S8 E11 N8 $
FOP=[ORIG=-24,45] S7 E8 N7 W8 $
BAS=[ORIG=-33,45] S2 E7 N2 W7 $
.

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	9	27	243.00	UT	1.40	1.40	100	0	0	3	100	340	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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 09/16/2024 BY TP Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/20/2025 BY SYS