LOT 7 BLOCK F EASTSIDE VILLAGE U
735-97, DC 865-684, 865-687, POA

DECHANT HOWARD G/DECHANT ANDREA J
244 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

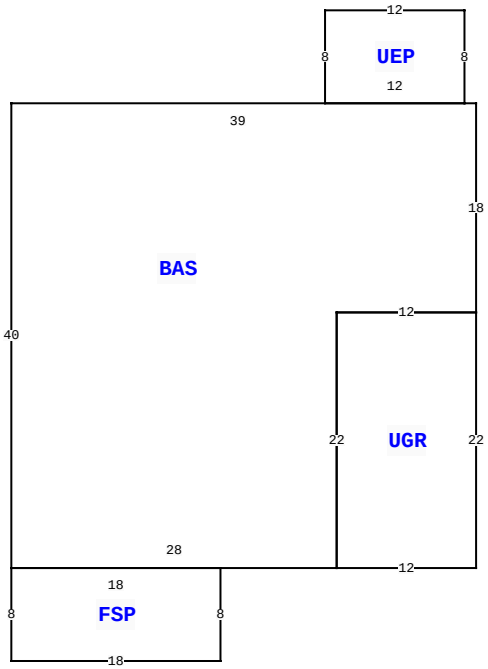
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1,336	100		1,336	115,237
FSP	144	40		58	5,003
UEP	96	60		58	5,003
UGR	264	45		119	10,264
TOTALS	1,840			1,571	135,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	107.7120	132.70	208,472	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1336 HX Base Yr 2022



244 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		135,507
TOTAL MARKET OB/XF VALUE		3,814
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		164,071
SOH/AGL Deduction		28,756
ASSESSED VALUE		135,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,593
TOTAL JUST VALUE		164,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053667	Generator		07/28/2025
000043293	Storage Building	6,051	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/335	4/12/2021	WD	Q	I	01	119,500
GRANTOR: MATHIS FRED						
GRANTEE: DECHANT HOWARD G						
1384/1902	5/03/2019	WD	U	I	14	0
GRANTOR: FRED & VIRGINIA MATHI						
GRANTEE: DAMON A GORMLY (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UEP= N8 W12 S8 E12$W39 S40 FSP= S8 E18 N8 W18$ E28
UGR= E12 N22 W12 S22$ N22 E12 N18$.

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	15	34	510.00	UT	1.40	1.40	100	0	0	3	100	714	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,814

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 01/14/2022 BY JB Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/20/2025 BY SYS