LOT 9 BLOCK F EASTSIDE VILLAGE U

745-1731, DC 1055-1945, WD 1055-

KEUSCH DOUGLAS C/KEUSCH INEZ
214 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-209

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
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		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

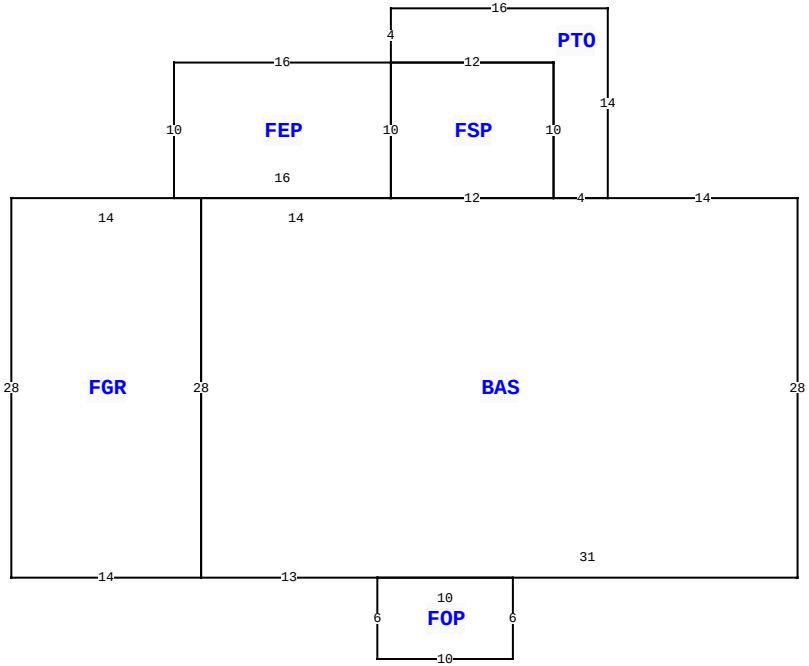
NEIGHBORHOOD/LOC 3417.1100 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	108,028
FEP	160	80		128	11,224
FGR	392	55		216	18,940
FOP	60	30		18	1,578
FSP	120	40		48	4,209
PTO	104	5		5	439
TOTALS	2,068			1,647	144,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	109.4940	134.90	222,180	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1232 HX Base Yr 2007



214 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,417
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		171,267
SOH/AGL Deduction		76,175
ASSESSED VALUE		95,092
TOTAL EXEMPTION VALUE	HX HB SX WX	95,092
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		171,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052196	Roof Replacement	15,000	01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2547	4/23/2025	WD	Q	I	01	195,000
GRANTOR: DENNARD CHARLOTTE L						
GRANTEE: KEUSCH DOUGLAS C						
1533/1721	2/18/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (KEUSC						
GRANTEE: KEUSCH DOUGLAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N14 W16 S4 E12 S10 E4$ W4 FSP= N10 W12 S10 E12$ W12 FEP= N10 W16 S10 E16$ W14 FGR= W14 S28 E14 N28$ S28 E13 FOP= S6 E10 N6 W10$ E31 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	50	12	600.00	UT	3.00	3.00	100	0	0	3	100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 02/17/2025 BY jerry Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/20/2025 BY SYS