LOT 10 BLOCK F EASTSIDE VILLAGE
692-309, 746-1119, DC 959-818, 9

BROWNING PETER/BROWNING ANN
200 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

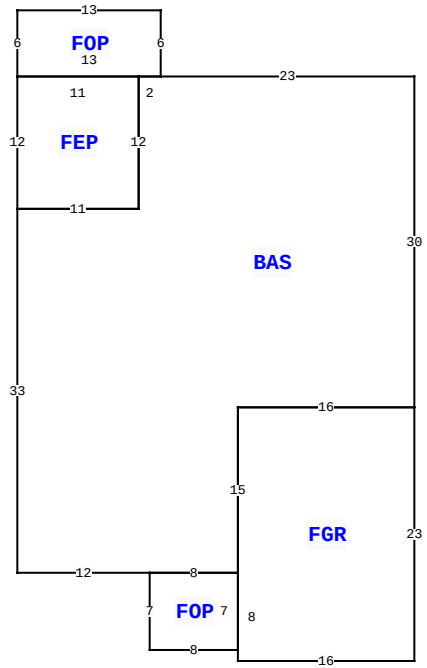
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,248	100		1,248	113,868
FEP	132	80		106	9,671
FGR	368	55		202	18,431
FOP	56	30		17	1,551
FOP	78	30		23	2,099
TOTALS	1,882			1,596	145,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	113.9340	140.37	224,031	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1248 HX Base Yr 2022



200 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		145,620
TOTAL MARKET OB/XF VALUE		1,504
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		171,874
SOH/AGL Deduction		30,816
ASSESSED VALUE		141,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,336
TOTAL JUST VALUE		171,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042747	Roof Replacement	9,588	09/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/339	12/15/2021	WD	Q	I	01	179,900
GRANTOR: ELIASON DAPHANNE J						
GRANTEE: BROWNING PETER						
1350/2129	12/28/2017	WD	Q	I	01	77,600
GRANTOR: RON & JAN TURBEVILLE						
GRANTEE: DAPHANNE J ELIASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 W2 S12 W11 S33 E12 E8 N15 E16 N30 $
FGR=[ORIG=-16,45] S8 E16 N23 W16 S15 $
FEP=[ORIG=-25,0] W11 S12 E11 N12 $
FOP=[ORIG=-23,0] N6 W13 S6 E13 $
FOP=[ORIG=-24,45] S7 E8 N7 W8 $
.

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	12	30	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,504

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 12/29/2021 BY CP Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/20/2025 BY SYS