LOT 12 BLOCK F EASTSIDE VILLAGE

746-947, 856-324, LE 1022-148, D

LEACH FREDA F
752 SE ROSEWOOD CIRCLE
LAKE CITY, FL 32025

2025

03-4S-17-07592-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

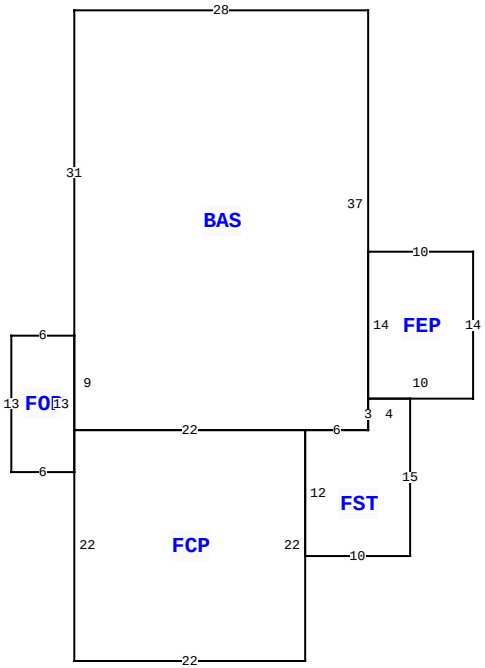
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1,120	100		1,120	105,655
FCP	484	25		121	11,415
FEP	140	80		112	10,566
FOP	78	30		23	2,170
FST	132	55		73	6,886
TOTALS	1,954			1,449	136,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	117.8000	145.13	210,293	1991	1991	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2007 Heated Area: 1120 HX Base Yr 2007



752 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		136,690
TOTAL MARKET OB/XF VALUE		1,016
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		162,456
SOH/AGL Deduction		73,369
ASSESSED VALUE		89,087
TOTAL EXEMPTION VALUE	HX HB SX	89,087
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		162,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048481	Remodel	12,000	10/24/2023
24789	REMODEL	40	07/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/364	7/29/2022	LE	U	I	14	100
GRANTOR: LEACH FREDA F						
GRANTEE: LEACH FREDA F (ENH						
1022/0148	7/28/2004	WD	Q	I		83,200
GRANTOR: HERLEY						
GRANTEE: MAGGIE L FENDER (LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S31 FOP= W6 S13 E6 N13$ S9 FCP= S22 E22 N22 W22$E22
FST= S12 E10 N15 W4 S3 W6$ E6 N3 FEP= E10 N14 W10 S14$N37$.

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	22	33	726.00	UT	1.40	1.40	100	0	0	3	100	1,016	

LAND DESCRIPTION

TOTAL OB/XF 1,016

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 02/27/2017 BY DF Total Acres: 0.22 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/20/2025 BY SYS