

LOT 1 BLOCK B UNIT 5 & LOTS 1 &
G UNIT 6 EASTSIDE VILLAGE.

HINES HOMER L/DICKSON JACQUELINE
634 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-421



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	3	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	2,371	100		2,371	205,830
FEP	130	80		104	9,028
FGR	420	55		231	20,053
FOP	30	30		9	782
UEP	182	60		109	9,463

TOTALS 3,133 2,824 245,155

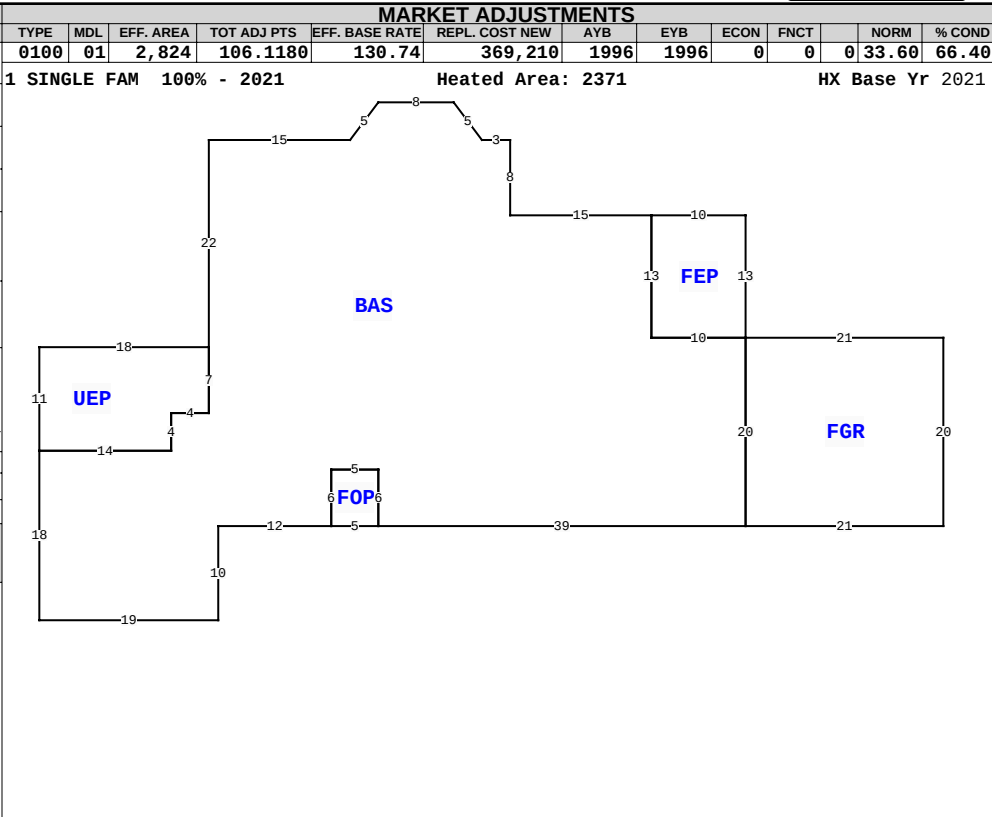
EXTRA FEATURES

L N	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	0	0		1,835.00	UT 1.50	1.50	100	1996	1996	3	100	2,753
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	600
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	1,200

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	0.00	0.00	3.00	LT		1.00	1.00	0.55	22,500.00	12,375.00	37,125							

REVIEW DATE 03/07/2017 BY DF



634 SE ROSEWOOD CIR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 4,553

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	0.00	0.00	3.00	LT		1.00	1.00	0.55	22,500.00	12,375.00	37,125							

Total Acres: 0.66 Total Land Value: 37,125 Market: 0 Agricultural: 0 Common: 37,125

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		245,155
TOTAL MARKET OB/XF VALUE		4,553
TOTAL LAND VALUE - MARKET		37,125
TOTAL MARKET VALUE		286,833
SOH/AGL Deduction		84,111
ASSESSED VALUE		202,722
TOTAL EXEMPTION VALUE	HX HB 13	202,722
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		286,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053515	Additions	46,000	07/03/2025
27836	MAINT/ALTR	60	05/27/2009
10382	SFR	365	10/26/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1413/2728	3/26/2020	QC	U	I	11
GRANTOR: HOMER L HINES					
GRANTEE: HOMER L HINES & JAC					
1314/0161	4/28/2016	TR	Q	I	01
GRANTOR: BONITA G HADWIN & HER					
GRANTEE: HOMER L HINES					

04/21/2023 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N8 W3 U4 L3 W8 L3 D4 W15 S22 UEP= W18 S11 E14 N4 E4 N7\$ S7 W4 S4 W14 S18 E19N10 E12 FOP= E5 N6 W5 S6 \$ N6 E5 S6 E39 FGR= E21 N20 W21S20\$ N20 FEP= N13 W10 S13 E10\$ W10 N13\$.

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