LOT 3 BLOCK C EASTSIDE VILLAGE U

804-2116, 991-1856, PB 1009-632

WHITNER BEVERLY D
715 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-433

BUILDING CHARACTERISTICS

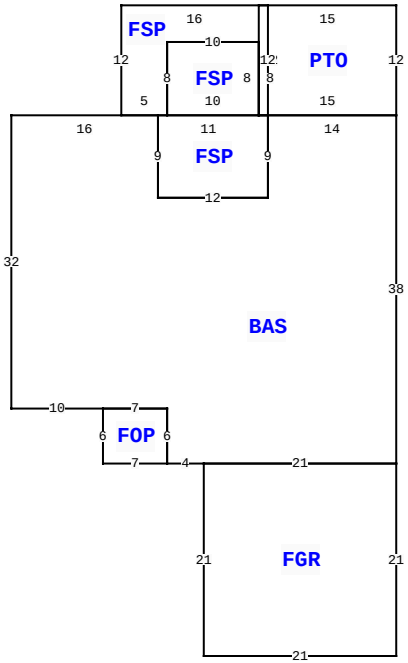
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,386	100		1,386	129,000
FGR	441	55		243	22,617
FOP	42	30		13	1,210
FSP	80	40		32	2,978
FSP	108	40		43	4,002
FSP	112	40		45	4,189
PTO	180	5		9	838
TOTALS	2,349			1,771	164,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	116.2280	143.19	253,589	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1386 HX Base Yr 2016



715 SE ROSEWOOD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,833
TOTAL MARKET OB/XF VALUE		926
TOTAL LAND VALUE - MARKET		30,938
TOTAL MARKET VALUE		196,697
SOH/AGL Deduction		86,193
ASSESSED VALUE		110,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,782
TOTAL JUST VALUE		196,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9757	SFR	235	05/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0857	11/30/2015	WD	Q	I	01	103,500
GRANTOR: CAROL L HIRSH						
GRANTEE: BEVERLY D WHITNER						
1049/1073	6/16/2005	WD	Q	I		117,000
GRANTOR: CATHERINE DEMINICO						
GRANTEE: CAROL L HIRSH						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N12 W15 S12 E15$ BAS= W14 FSP= N12 W16 S12 E5 N8 E10 S8 E1$ FSP= W1 FSP= N8 W10 S8 E10$ W11 S9 E12 N9$S9 W12 N9 W16 S32 E10 FOP= S6 E7N6 W7$ E7 S6 E4 FGR= S21 E21 N21 W21$ E21 N38$.

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	0	0	617.00	UT	1.50	1.50	100	1995	1995	3	100	926	

LAND DESCRIPTION

TOTAL OB/XF 926

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 08/09/2019 BY RP Total Acres: 0.30 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 09/11/2025 BY SYS