LOT 8 BLOCK C EASTSIDE VILLAGE U
SW COR LOT 8 BLOCK C, RUN S 22 D
TO C/L OF CREEK BED FOR POB, RUN

CAMPA FAMILY LIVING TRUST DATED JULY 19, 2022
1553 LEISURE DR
BRADENTON, FL 32025

2026

03-4S-17-07592-438

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

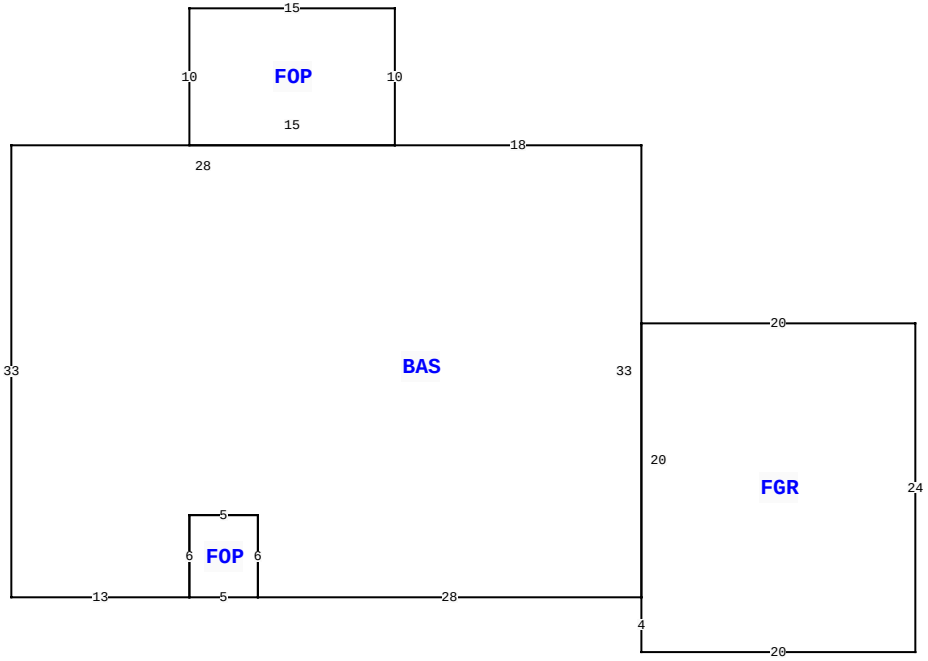
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,488	100		1,488	132,661
FGR	480	55		264	23,537
FOP	30	30		9	802
FOP	150	30		45	4,012
TOTALS	2,148			1,806	161,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	111.3280	137.16	247,711	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1488 HX Base Yr



659 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	161,012
TOTAL MARKET OB/XF VALUE	1,043
TOTAL LAND VALUE - MARKET	30,938
TOTAL MARKET VALUE	192,993
SOH/AGL Deduction	0
ASSESSED VALUE	192,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,993
TOTAL JUST VALUE	192,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30939	MAINT/ALTR	30	04/15/2013
9823	SFR	305	06/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/827	2/13/2023	WD	Q	I	01	205,000
GRANTOR: MCDANIEL SHERI ANN						
GRANTEE: CAMPA FAMILY LIVING						
1332/2656	3/15/2017	WD	U	V	11	100
GRANTOR: KAREN J GAUTHIER (UNM						
GRANTEE: LAWRENCE R & HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N10 W15 S10 E15$ W28 S33 E13 FOP= E5 N6 W5 S6$ N6 E5 S6 E28 FGR= S4 E20 N24 W20 S20$ N33$.

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	0	0	0	695.00	UT	1.50	1.50	100	1995	1995	3	100	1,043	

LAND DESCRIPTION

TOTAL OB/XF 1,043

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	0		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 04/24/2023 BY ME Total Acres: 0.71 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 09/10/2025 BY SYS