LOT 1 BLOCK D EASTSIDE VILLAGE U
COR OF SAID LOT, RUN S 22 DEG E
DEG W 36.06 FT TO S R/W ROSEWOOD

GAUTHIER KAREN J/GAUTHIER RYAN PHILLIP
639 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-601

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

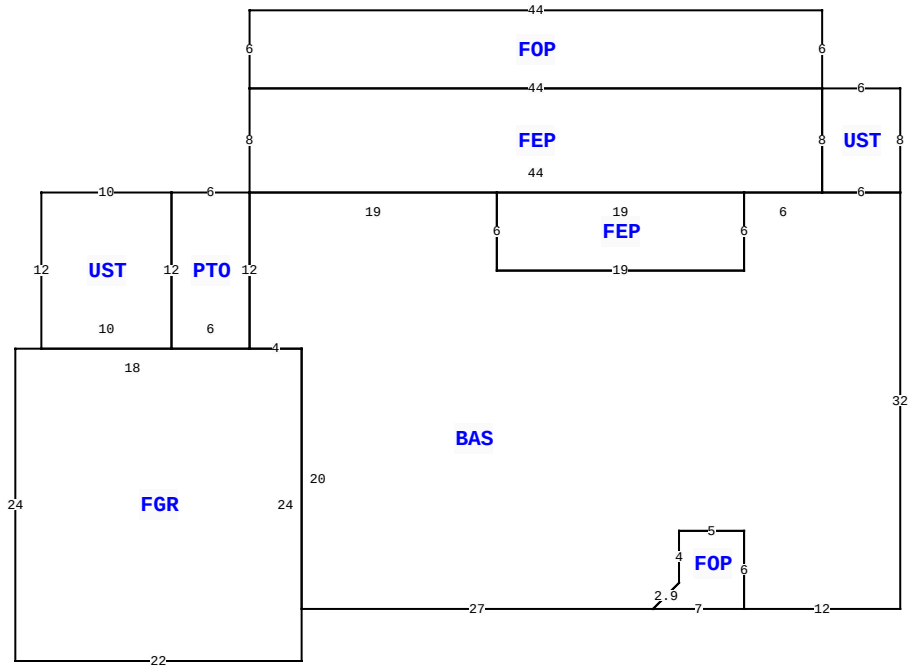
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,374	100		1,374	132,784
FEP	114	80		91	8,794
FEP	352	80		282	27,253
FGR	528	55		290	28,026
FOP	32	30		10	967
FOP	264	30		79	7,634
PTO	72	5		4	386
UST	48	45		22	2,126
UST	120	45		54	5,218
TOTALS	2,904			2,206	213,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	109.2220	134.56	296,839	2001	2001	0	0	0	28.18	71.82

1 SINGLE FAM 0% - 0 Heated Area: 1374 HX Base Yr



639 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	213,190
TOTAL MARKET OB/XF VALUE	1,586
TOTAL LAND VALUE - MARKET	30,938
TOTAL MARKET VALUE	245,714
SOH/AGL Deduction	4,558
ASSESSED VALUE	241,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,156
TOTAL JUST VALUE	245,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17454	SFR	185	09/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/2658	3/05/2017	WD	Q	I	01	146,500
GRANTOR: LAWRENCE R & HELEN K						
GRANTEE: KAREN J & RYAN PHIL						
1320/0369	8/11/2016	WD	Q	I	01	132,500
GRANTOR: MILBURN E & LAURA H R						
GRANTEE: LAWRENCE R & HELEN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N8 FOP= N6 W44 S6 E44$ W44 S8 E44$ BAS= W6 FEP= W19 S6 E19N6$ S6 W19 N6 W19 PTO= W6 UST= W10 S12 E10 N12$ S12 E6 N12$ S12 FGR= W18 S24 E22 N24 W4$ E4 S20 E27 FOP= E7 N6 W5 S4 L2 D2 $ U2 R2 N4 E5 S6 E12 N32 UST= N8 W6 S8 E6$ W6$.

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	924.00	UT	1.50	1.50	100	2001	2001	3	100	1,386	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,586

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 02/28/2017 BY DF Total Acres: 0.60 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 09/10/2025 BY SYS