LOT 3 BLK D EASTSIDE VILLAGE UNI
SW COR OF LOT 3, RUN SE 211.90 F
NE ALONG C/L CREEK 75.75 FT, NW

HARRELL SHARON WARD
613 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-603

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

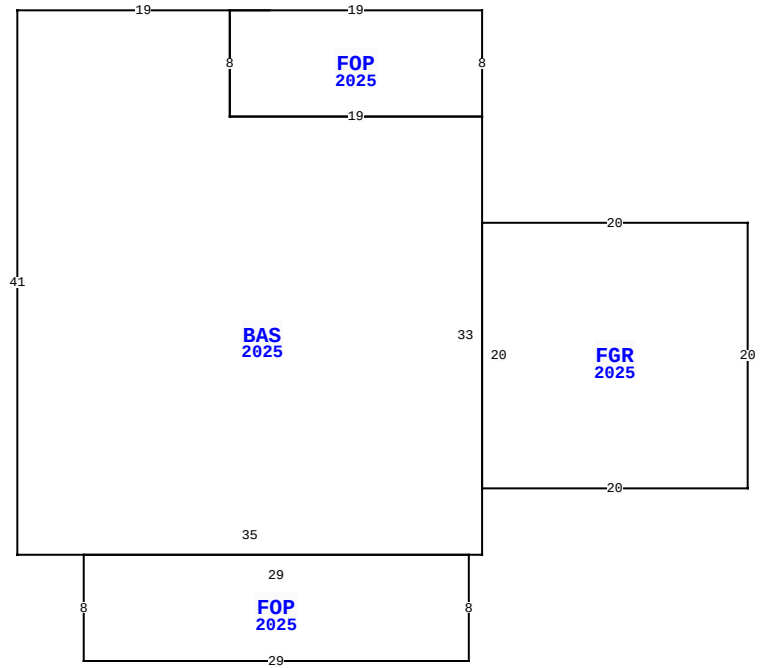
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.1100	1.10/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,253	100	2025	1,253	174,217
FGR	400	55	2025	220	30,589
FOP	152	30	2025	46	6,396
FOP	232	30	2025	70	9,733
TOTALS	2,037			1,589	220,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	112.8600	139.04	220,935	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 1253 HX Base Yr 2025



613 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		220,935
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		30,938
TOTAL MARKET VALUE		253,073
SOH/AGL Deduction		31,534
ASSESSED VALUE		221,539
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		165,817
TOTAL JUST VALUE		253,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048739	New Residential C	219,250	02/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/818	6/01/2022	WD	Q	V	01	20,000
GRANTOR: VARGA MICHAEL						
GRANTEE: HARRELL SHARON WARD						
1350/1998	11/30/2017	WD	U	V	17	5,000
GRANTOR: NORTH FLORIDA ANIMAL						
GRANTEE: MICHAEL & EVA VARGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,20] W19 S41 E35 N33 W19 N8 $
FGR=[YR=2025;ORIG=86,36] E20 S20 W20 N20 $
FOP=[YR=2025;ORIG=56,61] E29 S8 W29 N8 $
FOP=[YR=2025;ORIG=67,20] E19 S8 W19 N8 $
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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	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 01/13/2024 BY HC Total Acres: 0.70 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 09/09/2025 BY SYS