LOT 13 BLK D EASTSIDE VILLAGE UN
856-835, DC 958-653, WD 958-654,

RYLEE PHILLIP ROY
479 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-613

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

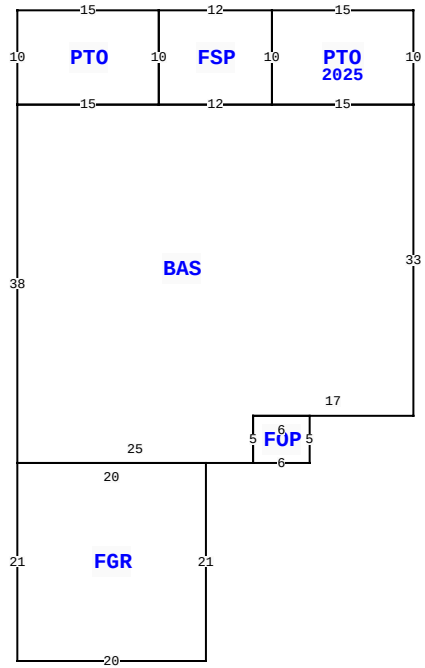
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,511	100		1,511	152,812
FGR	420	55		231	23,362
FOP	30	30		9	910
FSP	120	40		48	4,855
PTO	150	5		8	809
PTO	150	5	2025	8	809
TOTALS	2,381			1,815	183,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	118.2000	145.62	264,300	1998	1998	0	0	0	30.55	69.45

1 SINGLE FAM 100% - 2025 Heated Area: 1511 HX Base Yr 2025



479 SE ROSEWOOD CIR, LAKE CITY

BLD DATE	11/03/1998 CM	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		183,556
TOTAL MARKET OB/XF VALUE		6,314
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		214,620
SOH/AGL Deduction		50,629
ASSESSED VALUE		163,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,269
TOTAL JUST VALUE		214,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047511	Electrical Servic	0	06/21/2023
13790	SFR	230	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/272	10/25/2024	WD	Q	I	01	288,000
GRANTOR: HARKEY BURL D						
GRANTEE: RYLEE PHILLIP ROY						
1467/2684	5/27/2022	WD	Q	I	01	222,000
GRANTOR: BURKERT MICHAEL						
GRANTEE: HARKEY BURL D						

BUILDING NOTES

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	609.00	UT	1.50	1.50	100	1998	1998	3	100	914	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		90	5,400	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W12 W15 S38 E25 N5 E17 N33 $
FGR=[ORIG=-42,38] S21 E20 N21 W20 $
PTO=[ORIG=-27,0] N10 W15 S10 E15 $
FSP=[ORIG=-15,0] N10 W12 S10 E12 $
FOP=[ORIG=-17,38] E6 N5 W6 S5 $
PTO=[YR=2025;ORIG=0,-10] S10 W15 N10 E15 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,314

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	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 11/18/2024 BY TP Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 09/05/2025 BY SYS