LOT 14 BLK D EASTSIDE VILLAGE UN
902-2249, WD 1065-2658, DC 1191-

MCCRADY JAMES H/MCCRADY EVELYNE G
100 HOMESTEAD VLG APT 58
FAIR HOPE, AL 36532

2025

03-4S-17-07592-614

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

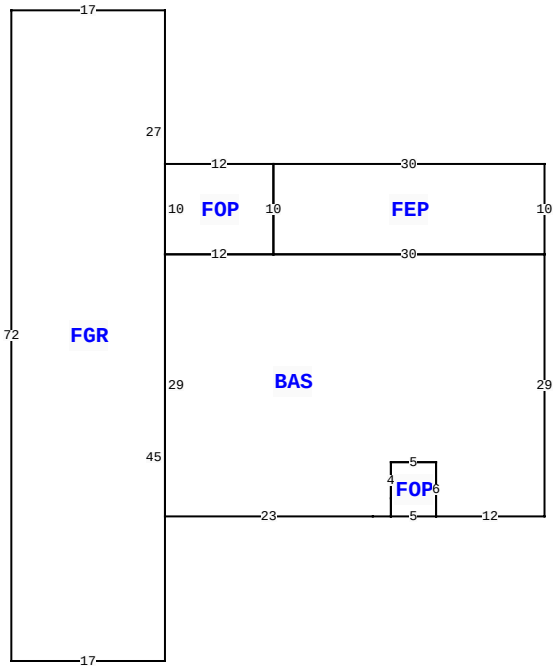
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,188	100		1,188	119,275
FEP	300	80		240	24,096
FGR	1,224	55		673	67,569
FOP	30	30		9	904
FOP	120	30		36	3,615
TOTALS	2,862			2,146	215,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	115.4340	142.21	305,183	2000	2000	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2013 Heated Area: 1188 HX Base Yr 2013



465 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		215,459
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		241,489
SOH/AGL Deduction		106,329
ASSESSED VALUE		135,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,438
TOTAL JUST VALUE		241,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050750	Roof Replacement	10,250	09/06/2024
31035	MAINT/ALTR	35	05/14/2013
16622	SFR	205	02/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/2717	8/15/2012	WD	Q	I	01	140,000
GRANTOR: ANGELO E & SANDRA D M						
GRANTEE: JAMES H & EVELYNE G						
1065/2658	11/22/2005	WD	Q	I		185,000
GRANTOR: JOHN A & JUNE F LEHMA						
GRANTEE: ANGELO E & SANDRA D						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W30 S10 E30$ BAS= W30 FOP= N10 W12 S10 E12$ W12 FGR= N27 W17 S72 E17 N45$ S29 E23 /E2/ FOP= E5 N6 W5 S4 /S2/$ /N2 / N4 E5 S6 E12 N29$.

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	720.00	UT	1.50	1.50	100	2000	2000	3	100	1,080	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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 09/19/2024 BY JS Total Acres: 0.21 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 09/05/2025 BY SYS