LOT 15 BLK D EASTSIDE VILLAGE UN
916-1089, PB 1099-624, PB 1122-1

BOONE DIANE
451 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-615

BUILDING CHARACTERISTICS

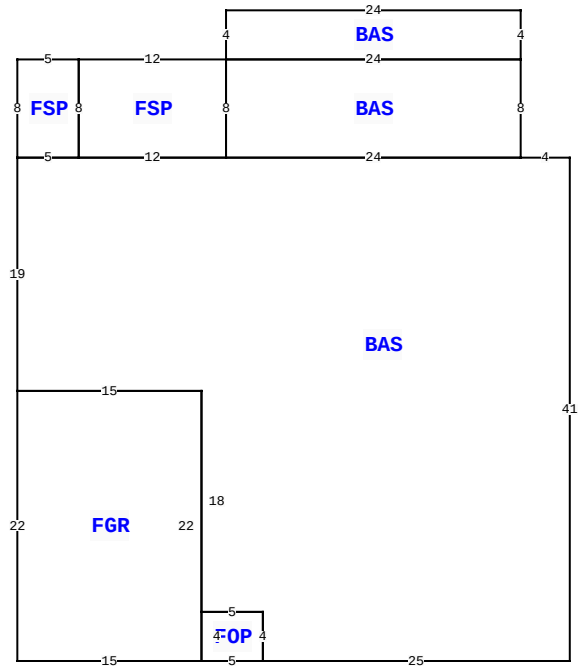
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	96	100		96	8,716
BAS	192	100		192	17,430
BAS	1,495	100		1,495	135,723
FGR	330	55		182	16,523
FOP	20	30		6	545
FSP	40	40		16	1,452
FSP	96	40		38	3,450
TOTALS	2,269			2,025	183,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	104.3720	128.59	260,395	2000	2000	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2025 Heated Area: 1783 HX Base Yr 2025



451 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,839
TOTAL MARKET OB/XF VALUE		696
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		209,285
SOH/AGL Deduction		49,492
ASSESSED VALUE		159,793
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,071
TOTAL JUST VALUE		209,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041593	Roof Replacement	9,500	03/24/2021
22506	ADDN SFR	127	11/17/2004
17423	SFR	250	09/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/826	6/07/2024	WD	Q	I	01	225,000
GRANTOR: MAGILL LAWRENCE EDWAR						
GRANTEE: BOONE DIANE						
1393/2191	8/29/2019	WD	Q	I	01	140,000
GRANTOR: JAMES A DOLE & JUANA						
GRANTEE: LAWRENCE EDWARD & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 BAS= N8 BAS= N4 W24 S4 E24$ W24 S8 E24$ W24 FSP= N8 W12 S8 E12 $ W12 FSP= N8 W5 S8 E5$ W5 S19 FGR=S22 E15 N22 W15$ E15 S18 FOP= S4 E5 N4 W5$ E5 S4 E25 N41$.

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	297.00	UT	1.50	1.50	100	2000	2000	3	100	446	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 696

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 01/07/2025 BY TP Total Acres: 0.21 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 09/03/2025 BY SYS