LOT 16 BLK D EASTSIDE VILLAGE UN
946-2746, WD 1040-2061, WD 1341-

PINKERTON CHARLES SR/PINKERTON CARMA
437 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-616

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

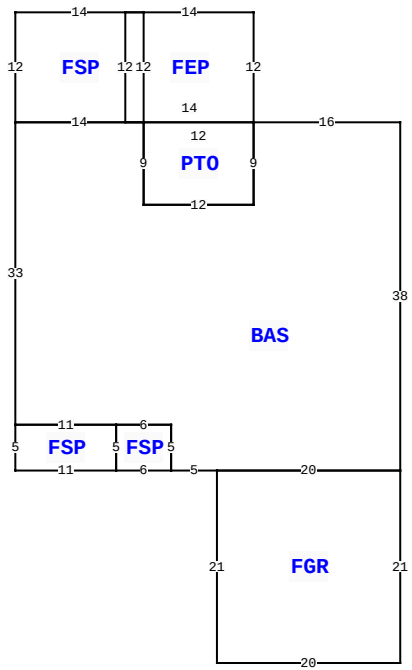
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,403	100		1,403	136,977
FEP	168	80		134	13,083
FGR	420	55		231	22,553
FSP	30	40		12	1,172
FSP	55	40		22	2,148
FSP	168	40		67	6,542
PTO	108	5		5	488
TOTALS	2,352			1,874	182,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	108.4860	133.65	250,460	2002	2002	0	0	0	26.95	73.05

1 SINGLE FAM 100% - 2018 Heated Area: 1403 HX Base Yr 2018



437 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		182,961
TOTAL MARKET OB/XF VALUE		1,160
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		208,871
SOH/AGL Deduction		129,815
ASSESSED VALUE		79,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,334
TOTAL JUST VALUE		208,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052485	Roof Replacement	9,521	03/03/2025
23121	ADDN SFR	120	05/10/2005
19429	SFR	249	04/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2494	3/06/2025	LE	U	I	14	100
GRANTOR: PINKERTON CHRISTOPHER						
GRANTEE: PINKERTON CHRISTOPH						
1341/0666	7/24/2017	WD	Q	I	01	133,500
GRANTOR: GARY D & EDNA M KLATT						
GRANTEE: CHARLES SR & CARMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N12 W14 S12 E14$ PTO= W12 S9 E12 N9 $ S9 W12 N9FSP= N12 W14 S12 E14$ W14 S33 FSP= S5 E11 N5 W11$ E11 FSP= S5 E6N5 W6$ E6 S5 E5 FGR= S21 E20 N21 W20$ E20 N38$.

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	580.00	UT	2.00	2.00	100	2002	2002	3	100	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,160

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 03/17/2025 BY jerry Total Acres: 0.21 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/29/2025 BY SYS