LOT 17 BLK D EASTSIDE VILLAGE UN
942-1627, DC 1231-930, 1231-938,

PRICE BARBARA A MCCANN
423 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-617

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

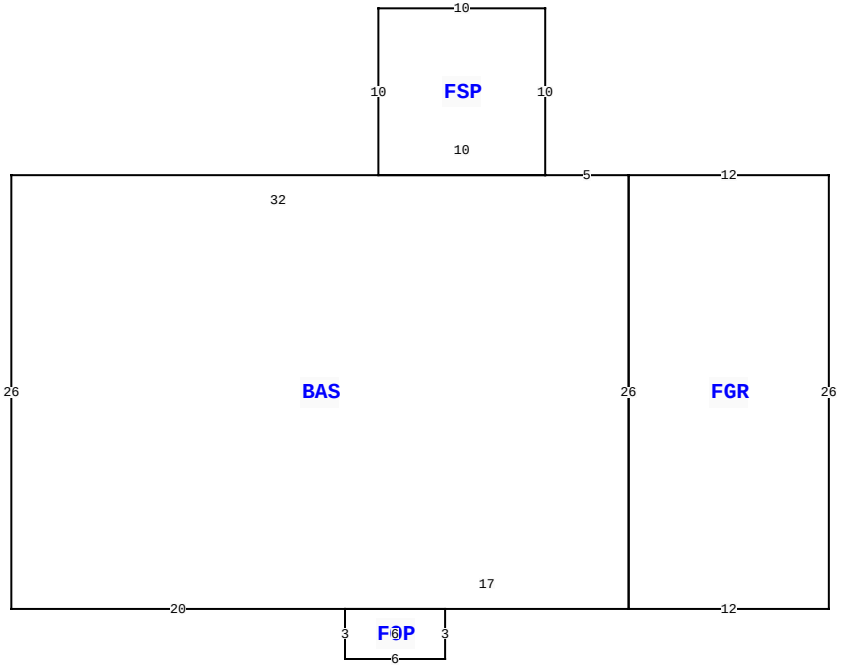
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	962	100		962	80,253
FGR	312	55		172	14,348
FOP	18	30		5	417
FSP	100	40		40	3,337
TOTALS	1,392			1,179	98,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	92.6976	114.20	134,642	2002	2002	0	0	0	26.95	73.05

1 SINGLE FAM 100% - 2013 Heated Area: 962 HX Base Yr 2013



423 SE ROSEWOOD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,356
TOTAL MARKET OB/XF VALUE		1,224
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		124,330
SOH/AGL Deduction		52,606
ASSESSED VALUE		71,724
TOTAL EXEMPTION VALUE	HX HB DX SX	71,724
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		124,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19083	SFR	179	12/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/878	10/21/2024	LE	U	I	14	100
GRANTOR: MCCANN-PRICE BARBARA						
GRANTEE: PRICE LAURENCE A SR						
1441/2130	7/06/2021	LE	U	I	14	100
GRANTOR: MCCANN BARBARA A						
GRANTEE: O'ROREY DIANE RITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= N10 W10 S10 E10$ W32 S26 E20 FOP= S3 E6 N3 W6$
E17 FGR= E12 N26 W12 S26$ N26$.

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	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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 02/28/2017 BY DF Total Acres: 0.21 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/28/2025 BY SYS