LOT 18 BLK D EASTSIDE VILLAGE UN

885-1033, 952-2528, WD 1034-2853

ABOVE NORMAL LLC
7831 NW 132ND PL
CHEIFLAND, FL 32626

2025

03-4S-17-07592-618

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

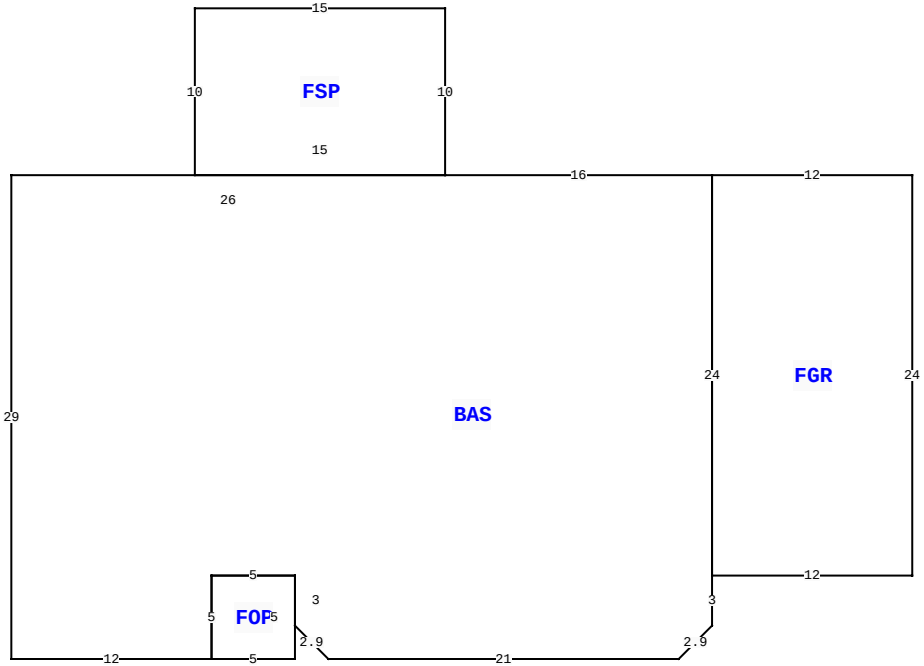
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,189	100		1,189	114,417
FGR	288	55		158	15,205
FOP	25	30		8	770
FSP	150	40		60	5,774
TOTALS	1,652			1,415	136,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	112.6000	138.72	196,289	1999	1999	0	0	0	30.63	69.37

1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr



411 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	136,166
TOTAL MARKET OB/XF VALUE	686
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	161,602
SOH/AGL Deduction	17,360
ASSESSED VALUE	144,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,242
TOTAL JUST VALUE	161,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044344	Roof Replacement	8,360	05/04/2022
15091	SFR	205	02/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1366/1700	8/14/2018	WD	Q	I	01	102,000
GRANTOR: MARY JUANITA STILL						
GRANTEE: ABOVE NORMAL LLC						
1034/2855	1/05/2005	WD	Q	I	06	100
GRANTOR: DAVID ALLEN & MARY JU						
GRANTEE: MARY JUANITA STILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W15 S10 E15$ W26 S29 E12 FOP= E5 N5 W5 S5$ N5 E5 S3 R2 D2 E21 R2 U2 N3 FGR= E12 N24 W12 S24$ N24$.

EXTRA FEATURES

L N	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	0	0	0	457.00	UT	1.50	1.50	100	1999	1999	3	100	686	

LAND DESCRIPTION

TOTAL OB/XF 686

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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: 0.18 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/27/2025 BY SYS