LOT 19 BLK D EASTSIDE VILLAGE UN
980-1692, LE 1017-2890,

KIME JOHN CHARLES/KIME PATRICIA M
399 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-619

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

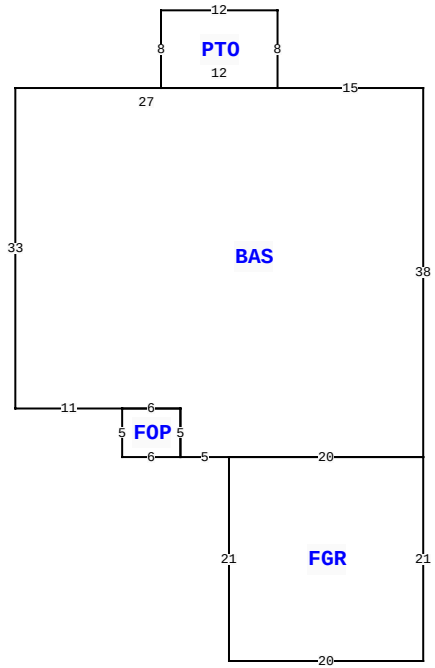
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,511	100		1,511	148,649
FGR	420	55		231	22,725
FOP	30	30		9	885
PTO	96	5		5	492
TOTALS	2,057			1,756	172,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	107.5140	132.46	232,600	2003	2003	0	0	0	25.73	74.27

1 SINGLE FAM 100% - 2004 Heated Area: 1511 HX Base Yr 2004



399 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		172,752
TOTAL MARKET OB/XF VALUE		1,074
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		198,576
SOH/AGL Deduction		84,427
ASSESSED VALUE		114,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,427
TOTAL JUST VALUE		198,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20417	SFR	243	02/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0980/1692	3/01/2003	WD	Q	V		18,500

GRANTOR: KIRBY D & DOROTHY J M

GRANTEE: JOHN CHARLES & PATR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N8 W12 S8 E12$ W27 S33 E11 FOP= S5 E6 N5 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	537.00	UT	2.00	2.00	100	2003	2003	3	100	1,074	

LAND DESCRIPTION

TOTAL OB/XF 1,074

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: 0.18 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/27/2025 BY SYS