LOT 15 BLK E EASTSIDE VILLAGE UN
951-1391, 956-2625, 987-1174, WD

MCHENRY MICHAEL L
446 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-645

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

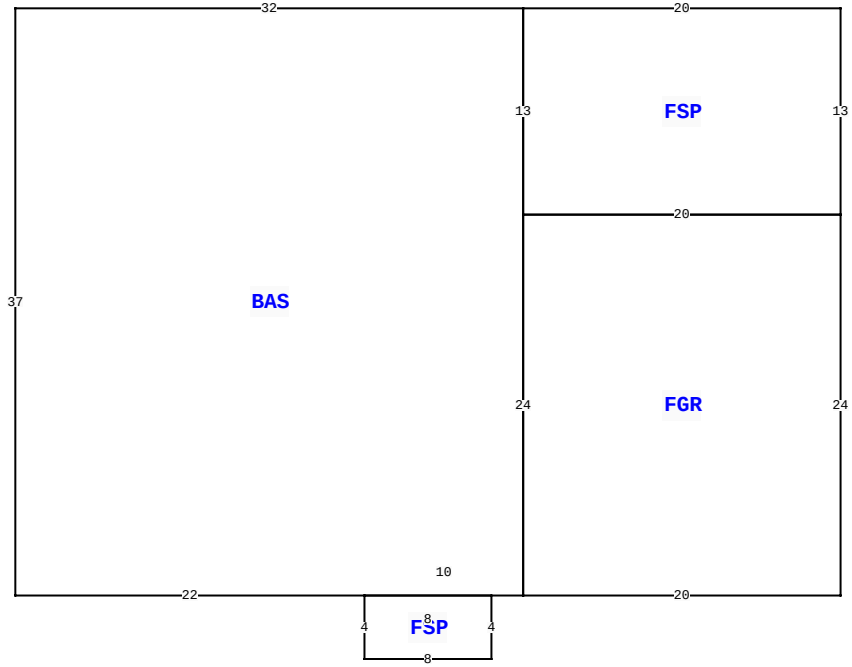
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,184	100		1,184	116,677
FGR	480	55		264	26,016
FSP	32	40		13	1,281
FSP	260	40		104	10,249
TOTALS	1,956			1,565	154,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	109.4940	134.90	211,118	2002	2002	0	0	0	26.95	73.05

1 SINGLE FAM 100% - 2014 Heated Area: 1184 HX Base Yr 2014



446 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		154,222
TOTAL MARKET OB/XF VALUE		1,128
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		180,100
SOH/AGL Deduction		76,355
ASSESSED VALUE		103,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,023
TOTAL JUST VALUE		180,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052333	Roof Replacement	10,625	02/14/2025
19574	SFR	219	05/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0095	6/05/2013	WD	Q	I	01	93,500
GRANTOR: JAMES C SR & FLOSSIE						
GRANTEE: MICHAEL L MCHENRY						
1239/0561	8/01/2012	WD	Q	I	01	90,000
GRANTOR: JAN J TYRON & GRACE A						
GRANTEE: JAMES C SR & FLOSSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S37 E22 FSP= S4 E8 N4 W8$ E10 FGR= E20 N24 W20 S24$ N24 FSP= E20 N13 W20 S13$ N13$.

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	564.00	UT	2.00	2.00	100	2002	2002	3	100	1,128	

LAND DESCRIPTION

TOTAL OB/XF 1,128

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 03/10/2025 BY jerry Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/25/2025 BY SYS