LOT 17 BLK E EASTSIDE VILLAGE UN
845-2376, POA 906-1644, DC 1025-

WILLIAMS OLA/WILLIAMS JOHNNIE MAE
420 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2025

03-4S-17-07592-647

BUILDING CHARACTERISTICS

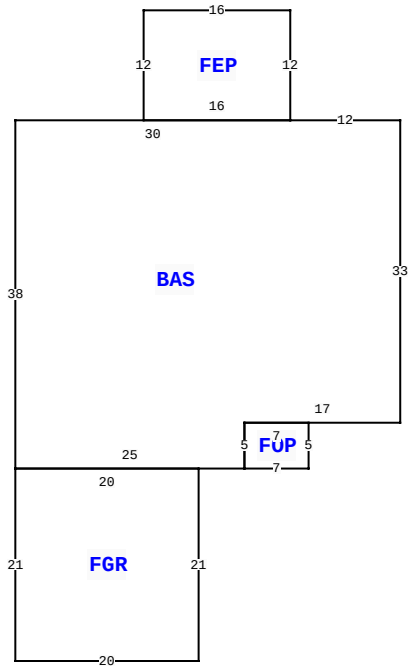
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,511	100		1,511	131,229
FEP	192	80		154	13,375
FGR	420	55		231	20,062
FOP	35	30		10	869
TOTALS	2,158			1,906	165,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	105.3420	129.78	247,361	1997	1997	0	0	0	33.08	66.92

1 SINGLE FAM 100% - 2022 Heated Area: 1511 HX Base Yr 2022



420 SE ROSEWOOD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,534
TOTAL MARKET OB/XF VALUE		1,144
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		191,428
SOH/AGL Deduction		27,278
ASSESSED VALUE		164,150
TOTAL EXEMPTION VALUE	HX HB 13	164,150
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		191,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051818	Roof Replacement	18,330	12/13/2024
12693	SFR	230	06/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/332	2/03/2021	LE	U	I	14	100
GRANTOR: WILLIAMS OLA						
GRANTEE: ALEXANDER RAFFELETT						
1299/2700	8/19/2015	WD	Q	I	01	110,000
GRANTOR: GAYLE RAINS						
GRANTEE: OLA & JOHNNIE MAE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N12 W16 S12 E16$ W30 S38 FGR= S21 E20 N21W20$ E25 FOP= E7 N5 W7 S5$ N5E17 N33$.

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	629.00	UT	1.50	1.50	100	1997	1997	3	100	944	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,144

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 02/03/2025 BY JS Total Acres: 0.15 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/22/2025 BY SYS