LOT 19 BLK E EASTSIDE VILLAGE UN
WD 928-2374, LE 1013-2257, DC 10

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

2025

03-4S-17-07592-649

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

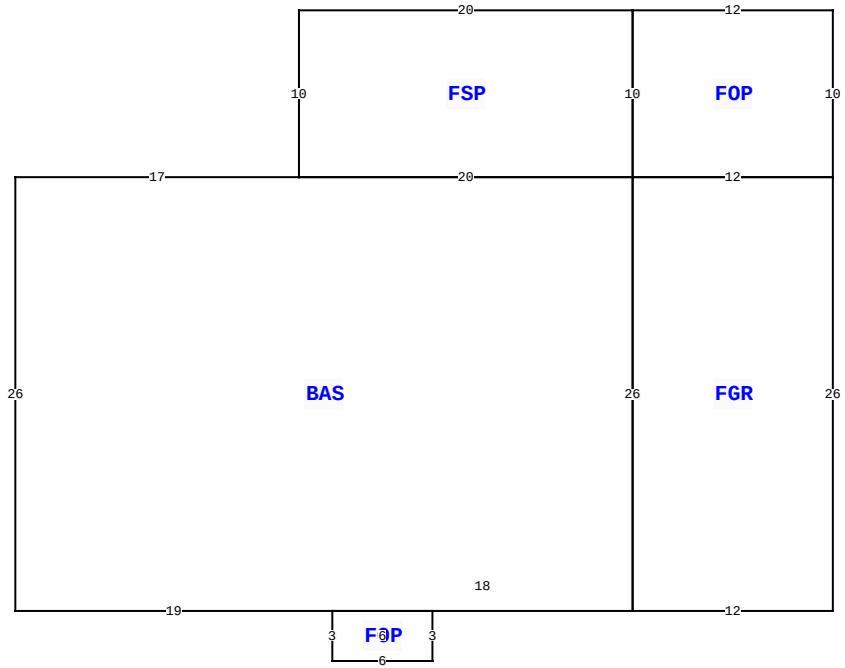
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	962	100		962	96,015
FGR	312	55		172	17,167
FOP	18	30		5	499
FOP	120	30		36	3,593
FSP	200	40		80	7,985
TOTALS	1,612			1,255	125,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,255	112.8000	138.97	174,407	2001	2001	0	0	0	28.18	71.82

1 SINGLE FAM 0% - 0 Heated Area: 962 HX Base Yr



398 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	125,259
TOTAL MARKET OB/XF VALUE	1,170
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	151,179
SOH/AGL Deduction	16,194
ASSESSED VALUE	134,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,985
TOTAL JUST VALUE	151,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18076	SFR	182	03/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/2214	4/13/2017	WD	U	I	19	77,000
GRANTOR: DELORES J S JAMES PR						
GRANTEE: ABOVE NORMAL LLC						
1315/0933	5/19/2016	WD	Q	I	01	80,000
GRANTOR: LEON F & SHIRLEY KAY						
GRANTEE: ANNA G SCOTT (AN UN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S26 E19 FOP= S3 E6 N3 W6$ E18 FGR= E12 N26 W12 S26$ N26 FOP= E12 N10 W12 S10$ FSP= N10 W20 S10 E20$ W20$.

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	0	0	0	390.00	UT	3.00	3.00	100	2001	2001	3	100	1,170	

LAND DESCRIPTION

TOTAL OB/XF 1,170

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	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: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/22/2025 BY SYS