LOT 21 BLK E EASTSIDE VILLAGE UN
LE 916-1069, DC 1513-573, WD 151

WATKINS MARGARET
362 SE ROSEWOOD CIR
LAKE CITY, FL 32025

**2025**

**03-4S-17-07592-651**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

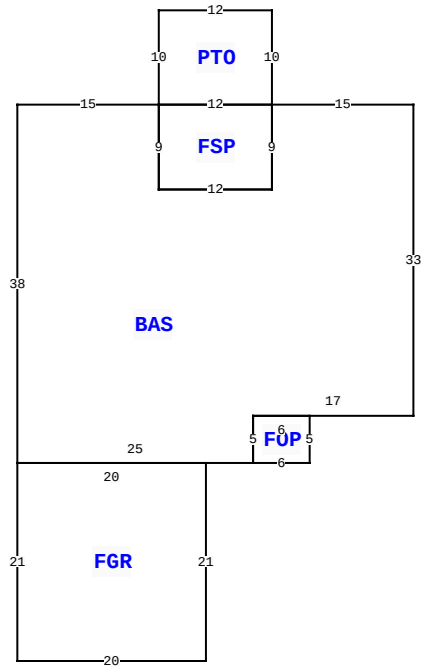
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 1,403 | 100 | | 1,403 | 131,075 |
| FGR | 420 | 55 | | 231 | 21,581 |
| FOP | 30 | 30 | | 9 | 841 |
| FSP | 108 | 40 | | 43 | 4,017 |
| PTO | 120 | 5 | | 6 | 561 |
| TOTALS | 2,081 | | | 1,692 | 158,075 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,692 | 107.4080 | 132.33 | 223,902 | 2000 | 2000 | 0 | 0 | 0 | 29.40 | 70.60 |

1 SINGLE FAM 0% - 2025 Heated Area: 1403 HX Base Yr




362 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 | 158,075 |
| TOTAL MARKET OB/XF VALUE | 962 |
| TOTAL LAND VALUE - MARKET | 24,750 |
| TOTAL MARKET VALUE | 183,787 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 183,787 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 183,787 |
| TOTAL JUST VALUE | 183,787 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 176,469 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050582 | Roof Replacement | 11,382 | 08/19/2024 |
| 17335 | SFR | 230 | 08/17/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1542/1953 | 5/22/2025 | LE | U | I | 14 | 100 |
| GRANTOR: DRKR PROPERTY MANAGEM | | | | | | |
| GRANTEE: WATKINS MARGARET(LI | | | | | | |
| 1542/1953 | 5/22/2025 | LE | U | I | 14 | 100 |
| GRANTOR: DRKR PROPERTY MANAGEM | | | | | | |
| GRANTEE: WATKINS MARGARET (R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 PTO= N10 W12 S10 E12$ FSP= W12 S9 E12 N9 $ S9 W12 N9 W15 S38 FGR= S21 E20 N21 W20$ E25 FOP= E6 N5 W6 S5$ N5 E17 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 | 0 | 0 | 0 | 641.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 962 | |

## LAND DESCRIPTION

TOTAL OB/XF 962

| 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 09/09/2024 BY JS Total Acres: 0.20 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/22/2025 BY SYS