LOT 7 BLK F EASTSIDE VILLAGE UNI
930-433, DC 1191-2127, WD 1277-1

SAVAGE VANESSA C
544 SE ROSEWOOD CIR
LAKE CITY, FL 32024

2025

03-4S-17-07592-667

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

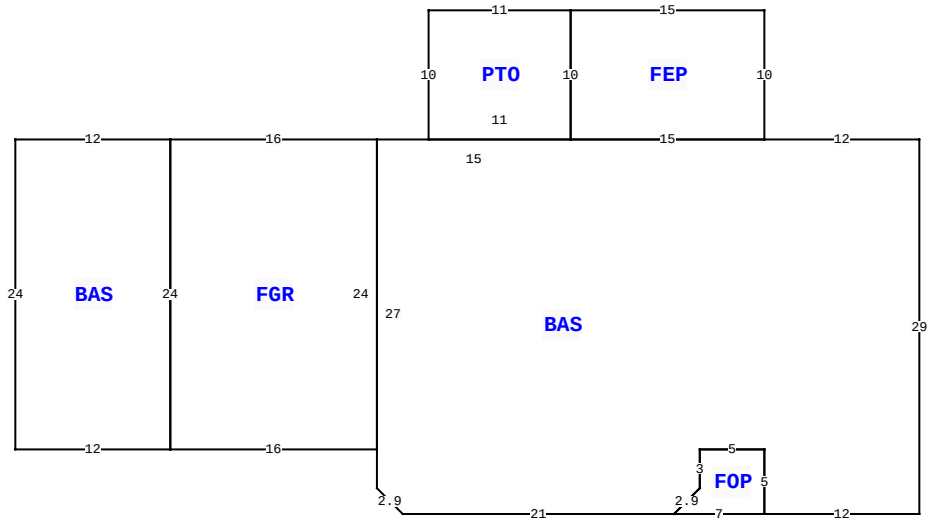
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	288	100		288	27,121
BAS	1,189	100		1,189	111,969
FEP	150	80		120	11,300
FGR	384	55		211	19,870
FOP	27	30		8	753
PTO	110	5		6	565
TOTALS	2,148			1,822	171,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	106.4280	131.12	238,901	2001	2001	0	0	0	28.18	71.82

1 SINGLE FAM 100% - 2015 Heated Area: 1477 HX Base Yr 2015



544 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		171,579
TOTAL MARKET OB/XF VALUE		906
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		197,235
SOH/AGL Deduction		77,291
ASSESSED VALUE		119,944
TOTAL EXEMPTION VALUE	HX HB VX SX WX	110,722
BASE TAXABLE VALUE		9,222
TOTAL JUST VALUE		197,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41378			02/22/2021
17903	SFR	221	02/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/261	7/19/2023	LE	U	I	14	100
GRANTOR: SAVAGE VANESSA C						
GRANTEE: SAVAGE VANESSA C (E						
1369/2462	10/01/2018	LE	U	I	14	100
GRANTOR: THOMAS W & VANESSA C						
GRANTEE: JEFFREY LYNN FUNCSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W15 W15 S27 D2R2 E21 U2R2 N3 E5 S5 E12 N29 $
FGR=[ORIG=-42,0] W16 S24 E16 N24 $
BAS=[ORIG=-70,0] E12 S24 W12 N24 $
FEP=[ORIG=-12,0] N10 W15 S10 E15 $
PTO=[ORIG=-27,0] N10 W11 S10 E11 $
FOP=[ORIG=-19,29] E7 N5 W5 S3 D2L2 $
.

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	604.00	UT	1.50	1.50	100	2001	2001	3	100	906	

LAND DESCRIPTION

TOTAL OB/XF 906

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 06/23/2021 BY JB Total Acres: 0.26 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/22/2025 BY SYS