LOT 5 BLK A EASTSIDE VILLAGE UNI
786-916, 787-51, 787-51, PB 1341

THE KRISTINE L. BEKINS LIVING TRUST
289 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

03-4S-17-07592-105

BUILDING CHARACTERISTICS

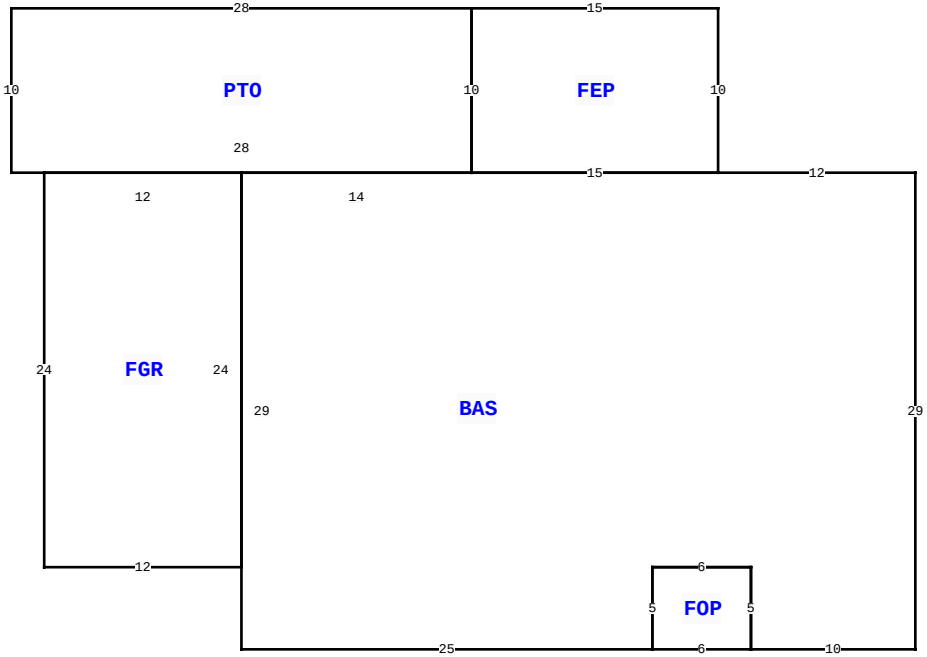
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,159	100		1,159	119,865
FEP	150	80		120	12,410
FGR	288	55		158	16,340
FOP	30	30		9	931
PTO	280	5		14	1,448
TOTALS	1,907			1,460	150,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	131.4968	159.11	232,301	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1159 HX Base Yr 2022



289 SE ROSEWOOD CIR, LAKE CITY

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

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	297	
2	0166	CONC,PAVMT	0	100	0	0	417.00	UT	1.50	1.50	100	0	0	3	100	626	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,996
TOTAL MARKET OB/XF VALUE		6,623
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		182,369
SOH/AGL Deduction		17,109
ASSESSED VALUE		165,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,849
TOTAL JUST VALUE		182,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053461	Generator		06/25/2025
000048833	Remodel	22,845	12/12/2023
8044	SFR	36,000	02/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2606	3/13/2020	WD	Q	I	01	129,900
GRANTOR: ROBERT JR & SIENNA CA						
GRANTEE: KRISTINE L BEKINS A						
1351/2375	12/11/2017	WD	Q	I	01	92,900
GRANTOR: CAROLYN THOMPSON & ET						
GRANTEE: ROBERT JR & SIENNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N10 W15 S10 E15$ W15 PTO= N10 W28 S10 E28$ W14 FGR= W12 S24 E12 N24$ S29 E25 FOP= E6 N5 W6 S5$ N5 E6 S5 E10 N29$.

LAND DESCRIPTION

TOTAL OB/XF 6,623

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS