LOT 9 BLK A EASTSIDE VILLAGE UNI

756-1552, 762-1668, 789-994, WD

DOWLING JULIA SULLIVAN DOWLING
231 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

03-4S-17-07592-109

BUILDING CHARACTERISTICS

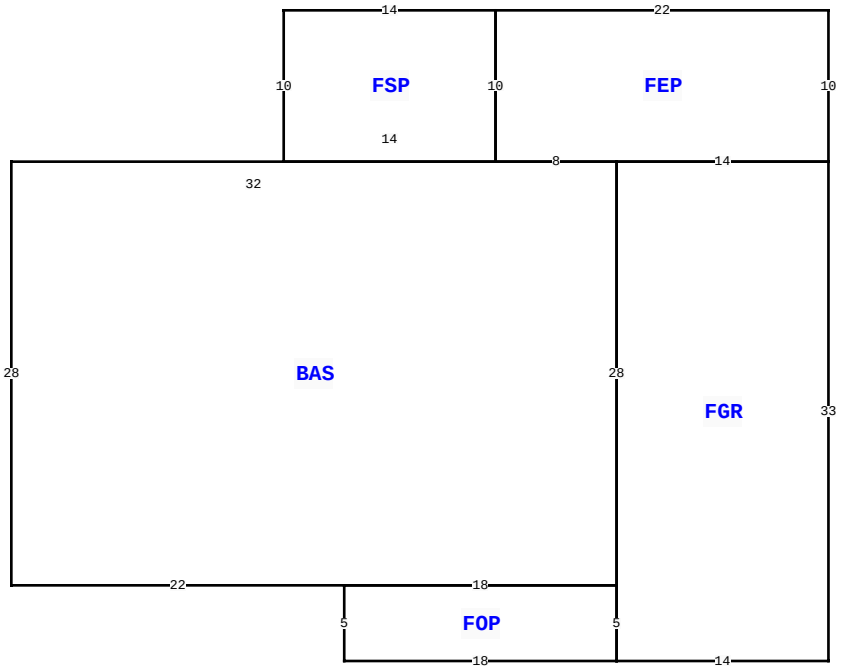
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,120	100		1,120	95,404
FEP	220	80		176	14,992
FGR	462	55		254	21,637
FOP	90	30		27	2,300
FSP	140	40		56	4,770
TOTALS	2,032			1,633	139,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	108.3060	131.05	214,005	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1120 HX Base Yr 2015



231 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	36	10	360.00	UT	3.00	3.00	100	0	0	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,103
TOTAL MARKET OB/XF VALUE		6,280
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		170,133
SOH/AGL Deduction		65,575
ASSESSED VALUE		104,558
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		48,147
TOTAL JUST VALUE		170,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045831	Roof Replacement	19,345	11/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/795	10/21/2025	LE	U	I	14	100
GRANTOR: DOWLING JULIA SULLIVA						
GRANTEE: DOWLING JULIA SULLI						
1275/1173	5/28/2014	WD	U	I	38	63,000
GRANTOR: DOUGLAS OWENS						
GRANTEE: WILLIAM M DOWLING &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N10 W14 S10 E14$ W32 S28 E22 FOP= S5 E18N5 W18$ E18 FGR= S5 E14 N33 W14 S28$ N28$ FEP= E14 N10 W22 S10 E8$.

LAND DESCRIPTION

TOTAL OB/XF 6,280

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 01/27/2023 BY JS Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS