LOT 12 BLOCK A EASTSIDE VILLAGE

688-546, WD 1201-2800, WD 1210-4

BLEVINS DOUGLAS G/PEADEN SHARON R
187 SE ROSEWOOD CIRCLE
LAKE CITY, FL 32025

2027

03-4S-17-07592-112

BUILDING CHARACTERISTICS

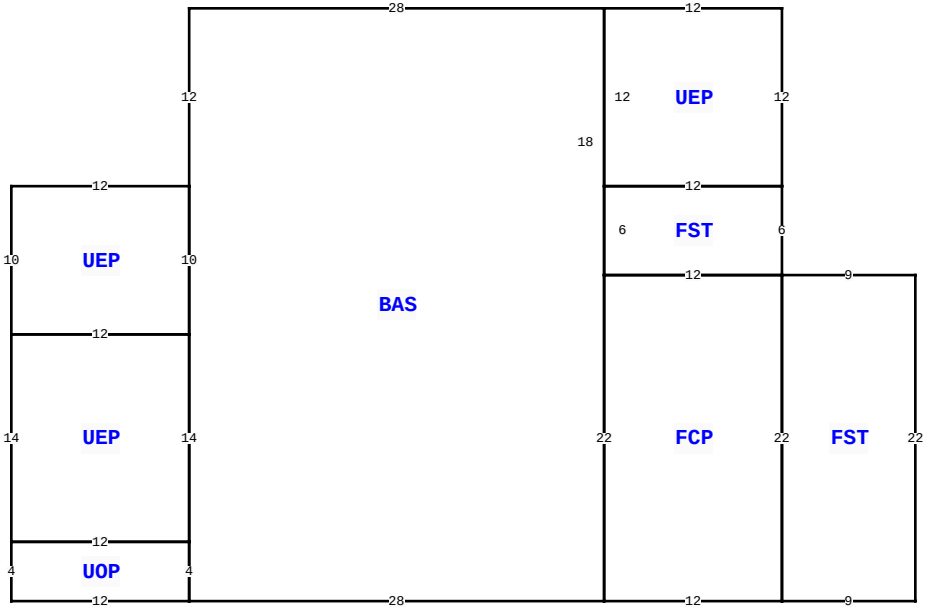
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	75,380
FCP	264	25		66	4,442
FST	72	55		40	2,692
FST	198	55		109	7,336
UEP	120	60		72	4,846
UEP	144	60		86	5,788
UEP	168	60		101	6,797
UOP	48	20		10	673
TOTALS	2,134			1,604	107,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,604	101.1285	122.37	196,281	1989	1989	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 1120 HX Base Yr 2026



187 SE ROSEWOOD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,955
TOTAL MARKET OB/XF VALUE		2,140
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		134,845
SOH/AGL Deduction		0
ASSESSED VALUE		134,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,434
TOTAL JUST VALUE		134,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32032	MAINT/ALTR	50	06/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1876	2/24/2026	QC	U	I	11	100
GRANTOR: BLEVINS DOUGLAS G						
GRANTEE: BLEVINS DOUGLAS G						
1542/999	6/11/2025	WD	Q	I	01	160,000
GRANTOR: IVY JOHN A						
GRANTEE: BLEVINS DOUGLAS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S12 UEP= W12 S10 E12 N10$ S10 UEP= W12 S14 E12 N14$ S14 UOP= W12 S4 E12 N4$ S4 E28 FCP= E12 FST= E9 N22 W9 S22$ N22 W12 S22$ N22 FST= E12 N6 UEP= N12 W12 S12 E12$ W12 S6$ N18$.

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	10	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
2	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	100	2004	2004	3	100	720	
3	0140	CLFENCE 6	0	100	0	0	80.00	UT	6.50	6.50	100	2004	2004	3	100	520	

LAND DESCRIPTION

TOTAL OB/XF 2,140

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 09/03/2025 BY TP Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS