LOT 13 BLOCK A EASTSIDE VILLAGE
749-1435, DC 1357-465, WD 1357-4

WILLIAMS LARRY W/WILLIAMS ROBIN A
171 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

03-4S-17-07592-113

BUILDING CHARACTERISTICS

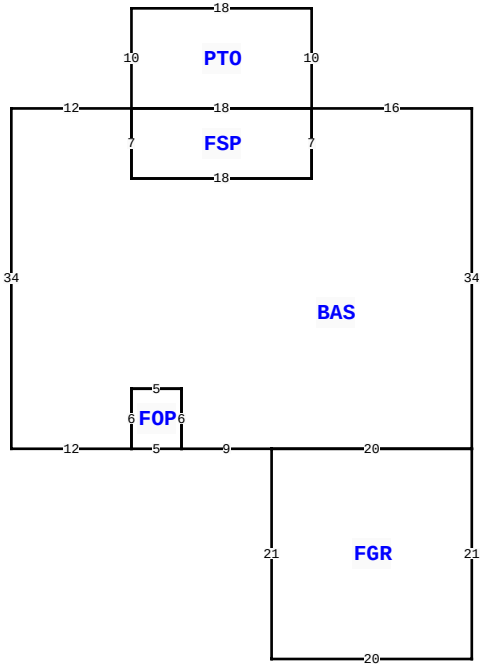
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,408	100		1,408	123,479
FGR	420	55		231	20,259
FOP	30	30		9	789
FSP	126	40		50	4,385
PTO	180	5		9	789
TOTALS	2,164			1,707	149,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	111.5000	134.92	230,308	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1408 HX Base Yr 2023



171 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	16	30	480.00	UT	1.40	1.40	100	0	0	3	100	672	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,700
TOTAL MARKET OB/XF VALUE	6,372
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	180,822
SOH/AGL Deduction	42,170
ASSESSED VALUE	138,652
TOTAL EXEMPTION VALUE	HX HB VP 103,756
BASE TAXABLE VALUE	34,896
TOTAL JUST VALUE	180,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054226	Generator		10/10/2025
000051165	Remodel	19,762	10/21/2024
000048706	Remodel	11,457	11/20/2023
000044637	Roof Replacement	12,059	06/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1465/252	4/22/2022	WD	Q	I	01	190,000
GRANTOR: BP PROPERTIES GROUP L						
GRANTEE: WILLIAMS LARRY W						
1357/0467	3/30/2018	WD	Q	I	01	105,000
GRANTOR: CHARLES R KISSINGER J						
GRANTEE: BP PROPERTIES GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W18 S10 E18$ FSP= W18 S7 E18N7$ S7 W18 N7 W12 S34 E12 FOP= E5 N6 W5 S6$ N6 E5 S6 E9 FGR= S21 E20 N21 W20$ E20 N34$.

LAND DESCRIPTION

TOTAL OB/XF 6,372

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