LOT 14 BLK A EASTSIDE VILLAGE UN

775-790, DC 1128-1490, WD 1224-8

MCNEELY PEGGY L
157 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

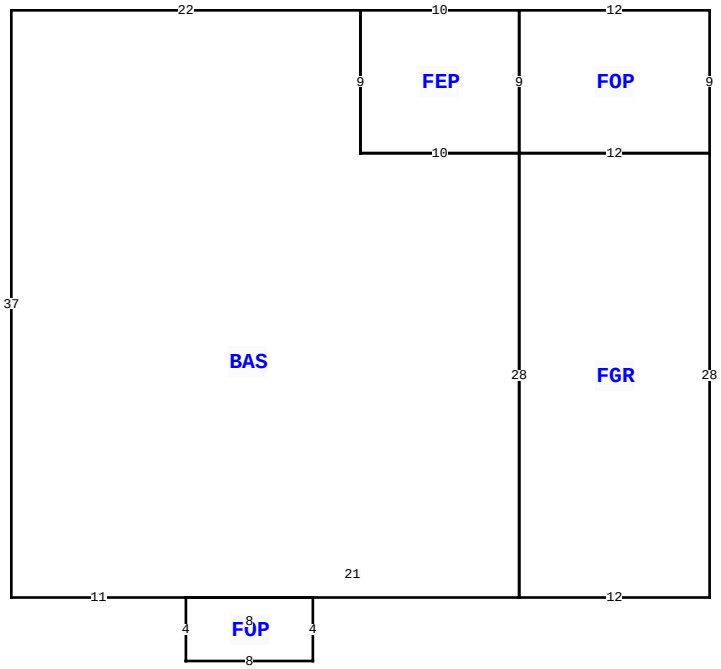
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,094	100		1,094	98,473
FEP	90	80		72	6,481
FGR	336	55		185	16,652
FOP	32	30		10	900
FOP	108	30		32	2,880
TOTALS	1,660			1,393	125,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	112.4000	138.48	192,903	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1094 HX Base Yr 2026



157 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		125,387
TOTAL MARKET OB/XF VALUE		1,034
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		151,171
SOH/AGL Deduction		96,588
ASSESSED VALUE		54,583
TOTAL EXEMPTION VALUE	HX HB	29,583
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049712	Remodel	5,918	05/01/2024
000049310	Roof Replacement	11,092	02/28/2024
7620	SFR	27,000	09/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1748	3/26/2025	WD	Q	I	01	199,000
GRANTOR: LEWIS MYRA L						
GRANTEE: MCNEELY PEGGY L						
1338/2334	6/15/2017	LE	U	I	14	0
GRANTOR: MYRA L LEWIS (LIFE ES						
GRANTEE: KEVIN S LEWIS & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S37 E11 FOP= S4 E8N4 W8$ E21 FGR= E12 N28 FOP= N9W12 S9 E12$ W12 S28$ N28 FEP= N9 W10 S9E10$W10 N9$.

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	396.00	UT	1.40	1.40	100	0	0	3	100	554	
2	0296	SHED METAL	0	100	8	12	96.00	UT	5.00	5.00	100	2016	2016	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 1,034

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 03/24/2026 BY robin Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 03/25/2026 BY SYS