LOT 3 BLOCK F EASTSIDE VILLAGE U
ORB 754-1245, 970-1515 DC JOHN A

KOVAL NANCY JOYCELYNE
302 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

03-4S-17-07592-203

BUILDING CHARACTERISTICS

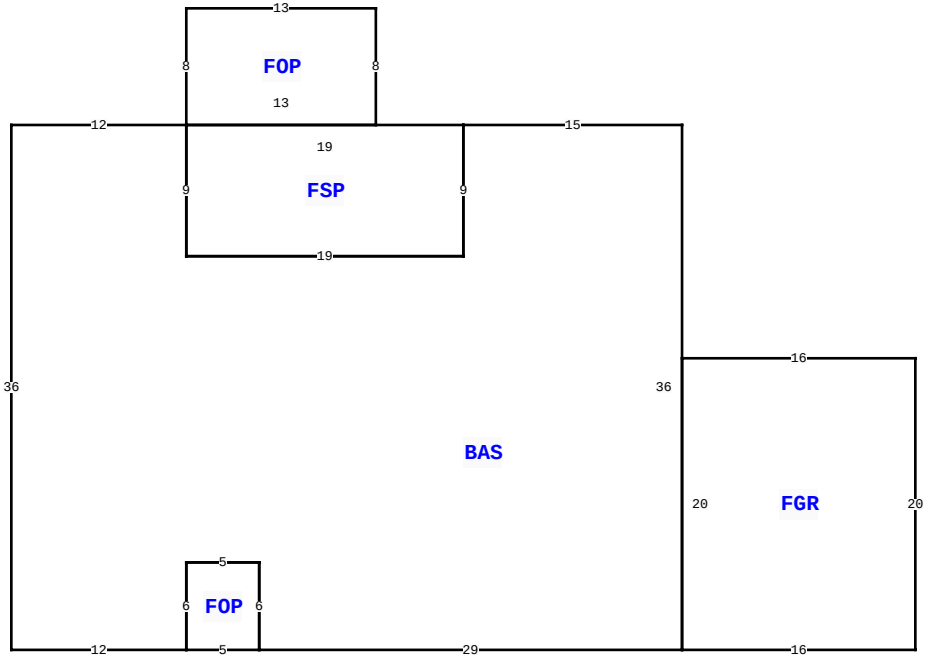
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,455	100		1,455	122,238
FGR	320	55		176	14,786
FOP	30	30		9	756
FOP	104	30		31	2,605
FSP	171	40		68	5,713
TOTALS	2,080			1,739	146,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	106.8200	129.25	224,766	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1455 HX Base Yr 2003



302 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	3	36	1.00	UT	0.00	0.00	100	0	0	3	100	151	
2	0166	CONC,PAVMT	0	100	12	25	1.00	UT	0.00	0.00	100	0	0	3	100	420	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2004	2004	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,098
TOTAL MARKET OB/XF VALUE		1,171
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		172,019
SOH/AGL Deduction		71,648
ASSESSED VALUE		100,371
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		43,960
TOTAL JUST VALUE		172,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/1515	12/16/2002	WD	Q	I		84,000
GRANTOR: JANET M & GERTRUDE D						
GRANTEE: JOHN ANDREW & NANCY						
0754/1245	12/20/1991	WD	Q	I		71,600
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: JANET KELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W19 S9 E19 N9$ S9 W19 N9 FOP= E13 N8 W13 S8$ W12 S36 E12 FOP= E5 N6 W5 S6$ N6 E5 S6 E29 FGR= E16 N20 W16 S20$ N36$.

LAND DESCRIPTION

TOTAL OB/XF 1,171

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 02/27/2017 BY DF Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS