LOT 4 BLOCK F EASTSIDE VILLAGE U
ORB 743-1224, 771-878, WD 1051-1

SUTTON RODNEY D/SUTTON LINDA R
288 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-204

BUILDING CHARACTERISTICS

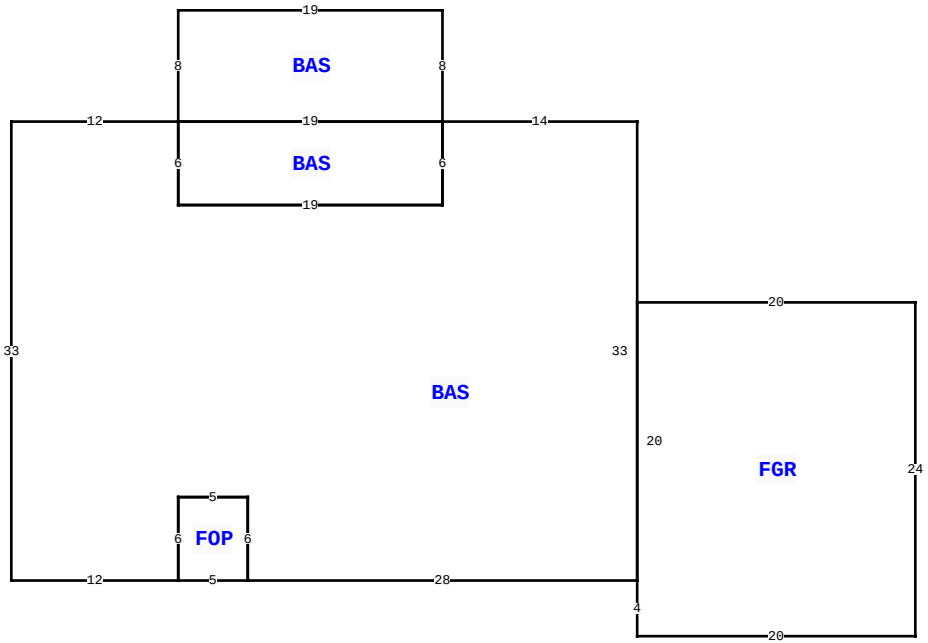
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	114	100		114	9,547
BAS	152	100		152	12,728
BAS	1,341	100		1,341	112,295
FGR	480	55		264	22,107
FOP	30	30		9	753
TOTALS	2,117			1,880	157,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	104.5660	128.83	242,200	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1607 HX Base Yr 2017



288 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	0	0	552.00	UT	2.00	2.00	100	0	0	3	100	1,104	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,430
TOTAL MARKET OB/XF VALUE	2,104
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	184,284
SOH/AGL Deduction	122,491
ASSESSED VALUE	61,793
TOTAL EXEMPTION VALUE	HX HB SX 61,793
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	184,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048434	Roof Replacement	12,000	10/18/2023
25671	ADDN SFR	116	03/28/2007
6961	SFR	35,000	03/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/2448	9/06/2016	WD	Q	I	01	114,000
GRANTOR: CURTIS L & BEVERLY A						
GRANTEE: RODNEY D & LINDA R						
1051/1422	7/08/2005	WD	Q	I		120,800
GRANTOR: SIPPER						
GRANTEE: WIXON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N8 W19 S8 E19$ BAS= W19 S6 E19N6$ S6 W19 N6 W12 S33 E12 FOP= E5 N6 W5 S6$ N6 E5 S6 E28 FGR= S4 E20 N24 W20 S20$ N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,104

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 11/07/2023 BY jerry Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 06/12/2026 BY SYS