LOT 6 BLOCK F EASTSIDE VILLAGE U

751-266, DC 1033-234, WD 1168-22

MCAUSLAN CYNTHIA
258 SE ROSEWOOD CIR
LAKE CITY, FL 32025

**2027**

**03-4S-17-07592-206**

## BUILDING CHARACTERISTICS

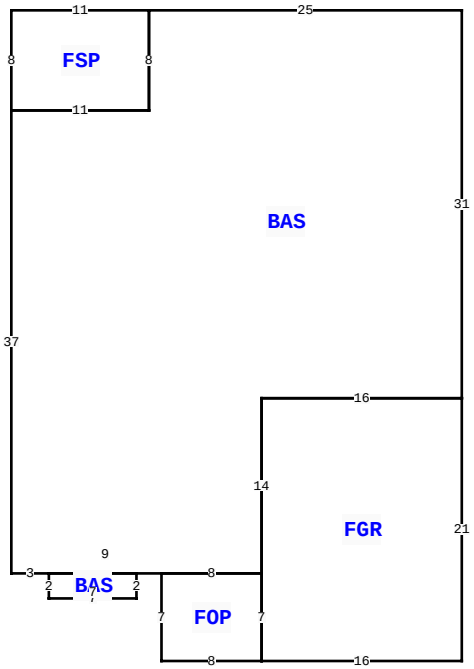
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 14 | 100 | | 14 | 1,251 |
| BAS | 1,308 | 100 | | 1,308 | 116,919 |
| FGR | 336 | 55 | | 185 | 16,537 |
| FOP | 56 | 30 | | 17 | 1,520 |
| FSP | 88 | 40 | | 35 | 3,128 |
| TOTALS | 1,802 | | | 1,559 | 139,356 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,559 | 113.6520 | 137.52 | 214,394 | 1991 | 1991 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1322 HX Base Yr 2025




258 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 | | 139,356 |
| TOTAL MARKET OB/XF VALUE | | 1,340 |
| TOTAL LAND VALUE - MARKET | | 24,750 |
| TOTAL MARKET VALUE | | 165,446 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 165,446 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 114,035 |
| TOTAL JUST VALUE | | 165,446 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 167,979 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/320 | 6/14/2024 | WD | Q | I | 01 | 193,500 |
| GRANTOR: SPENCER JUDY L | | | | | | |
| GRANTEE: MCAUSLAN CYNTHIA | | | | | | |
| 1449/364 | 9/28/2021 | WD | Q | I | 01 | 149,900 |
| GRANTOR: GRUND FAYE | | | | | | |
| GRANTEE: SPENCER JUDY L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S8 W11 S37 E3 E9 E8 N14 E16 N31 $
FGR=[ORIG=-16,45] S7 E16 N21 W16 S14 $
FSP=[ORIG=-25,0] W11 S8 E11 N8 $
FOP=[ORIG=-24,45] S7 E8 N7 W8 $
BAS=[ORIG=-33,45] S2 E7 N2 W7 $
.

## 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 | 9 | 27 | 243.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 340 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2025 | 2024 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,340

| 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 09/16/2024 BY TP Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS