LOT 7 BLOCK F EASTSIDE VILLAGE U
735-97, DC 865-684, 865-687, POA

DECHANT HOWARD G/DECHANT ANDREA J
244 SE ROSEWOOD CIR
LAKE CITY, FL 32025

**2026**

**03-4S-17-07592-207**

## BUILDING CHARACTERISTICS

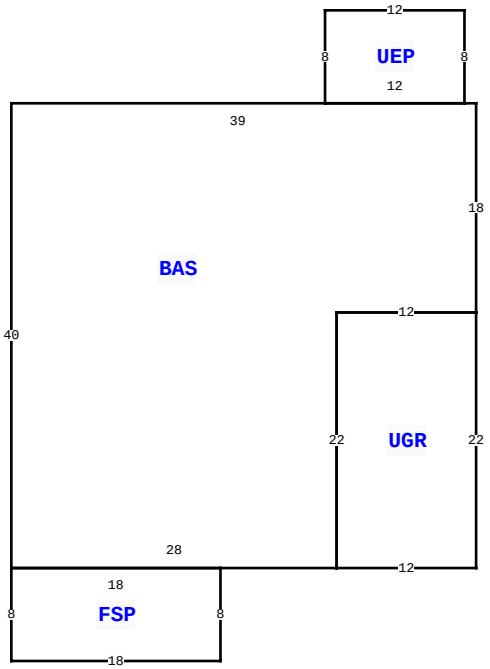
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,336 | 100 | | 1,336 | 115,237 |
| FSP | 144 | 40 | | 58 | 5,003 |
| UEP | 96 | 60 | | 58 | 5,003 |
| UGR | 264 | 45 | | 119 | 10,264 |
| TOTALS | 1,840 | | | 1,571 | 135,507 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,571 | 107.7120 | 132.70 | 208,472 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1336 HX Base Yr 2022




244 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 | 15 | 34 | 510.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 714 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 2,800.00 | 2,800.00 | 100 | 2023 | 2022 | | 100 | 2,800 | |
| 5 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 135,507 |
| TOTAL MARKET OB/XF VALUE | | 9,514 |
| TOTAL LAND VALUE - MARKET | | 24,750 |
| TOTAL MARKET VALUE | | 169,771 |
| SOH/AGL Deduction | | 25,102 |
| ASSESSED VALUE | | 144,669 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 93,258 |
| TOTAL JUST VALUE | | 169,771 |
| NCON VALUE | | 5,700 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,071 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053667 | Generator | | 07/28/2025 |
| 000043293 | Storage Building | 6,051 | 12/03/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1435/335 | 4/12/2021 | WD | Q | I | 01 | 119,500 |
| GRANTOR: MATHIS FRED | | | | | | |
| GRANTEE: DECHANT HOWARD G | | | | | | |
| 1384/1902 | 5/03/2019 | WD | U | I | 14 | 0 |
| GRANTOR: FRED & VIRGINIA MATHI | | | | | | |
| GRANTEE: DAMON A GORMLY (RMD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W1 UEP= N8 W12 S8 E12$W39 S40 FSP= S8 E18 N8 W18$ E28
UGR= E12 N22 W12 S22$ N22 E12 N18$.

## LAND DESCRIPTION

TOTAL OB/XF 9,514

| 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 06/12/2026 BY SYS