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

2027

03-4S-17-07592-207

BUILDING CHARACTERISTICS

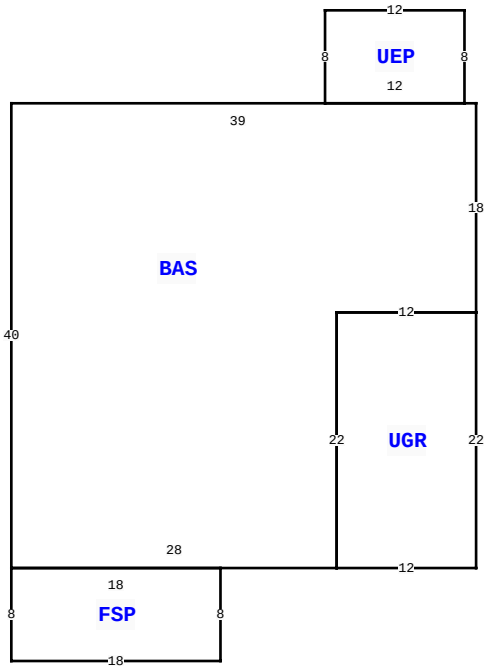
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	113,179
FSP	144	40		58	4,913
UEP	96	60		58	4,913
UGR	264	45		119	10,081
TOTALS	1,840			1,571	133,086

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	130.33	204,748	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		133,086
TOTAL MARKET OB/XF VALUE		9,514
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		167,350
SOH/AGL Deduction		18,341
ASSESSED VALUE		149,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,598
TOTAL JUST VALUE		167,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,771

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 11/17/2026 BY SYS