

LOT 1 BLOCK D EASTSIDE VILLAGE U  
COR OF SAID LOT, RUN S 22 DEG E  
DEG W 36.06 FT TO S R/W ROSEWOOD

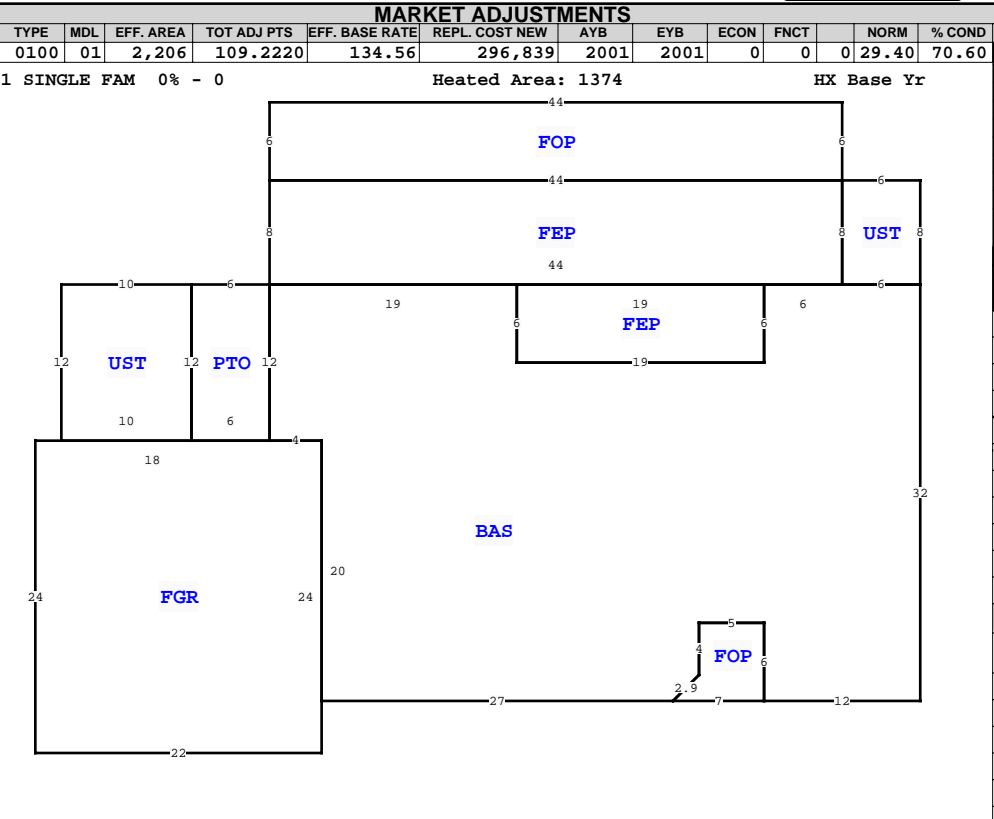
GAUTHIER KAREN J/GAUTHIER RYAN PHILLIP  
639 SE ROSEWOOD CIR  
LAKE CITY, FL 32025

2026

03-4S-17-07592-601



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
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					
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	1,374	100		1,374	130,529
FEP	114	80		91	8,645
FEP	352	80		282	26,790
FGR	528	55		290	27,550
FOP	32	30		10	950
FOP	264	30		79	7,505
PTO	72	5		4	380
UST	48	45		22	2,090
UST	120	45		54	5,130
TOTALS	2,904			2,206	209,568

EXTRA FEATURES																
L N	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	0	0	924.00	UT	1.50	1.50	100	2001	2001	3	100	1,386	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.38	25,000.00	34,375.00	34,375							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			209,568
TOTAL MARKET OB/XF VALUE			1,586
TOTAL LAND VALUE - MARKET			34,375
TOTAL MARKET VALUE			245,529
SOH/AGL Deduction			4,373
ASSESSED VALUE			241,156
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,156
TOTAL JUST VALUE			245,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17454	SFR	185	09/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/2658	3/05/2017	WD Q	Q	I	01	146,500

GRANTOR: LAWRENCE R & HELEN K						
GRANTEE: KAREN J & RYAN PHIL						
1320/0369	8/11/2016	WD Q	Q	I	01	132,500
GRANTOR: MILBURN E & LAURA H R						
GRANTEE: LAWRENCE R & HELEN						

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP= N8 FOP= N6 W44 S6 E44\$ W44 S8 E44\$ BAS= W6 FEP= W19 S6 E19N6\$ S6 W19 N6 W19 PTO= W6 UST= W10 S12 E10 N12\$ S12 E6 N12\$ S12 FGR= W18 S24 E22 N24 W4\$ E4 S20 E27 FOP= E7 N6 W5 S4 L2 D2 \$ U2 R2 N4 E5 S6 E12 N32 UST= N8 W6 S8 E6\$ W6\$.	