

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

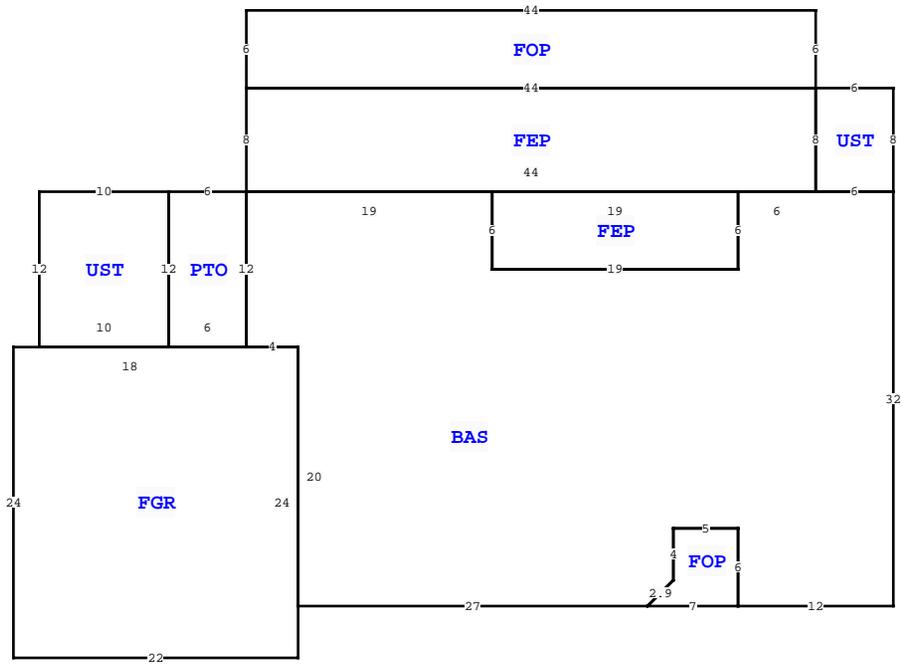
2026

03-4S-17-07592-601



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,374	100	
FEP	114	80	
FEP	352	80	
FGR	528	55	
FOP	32	30	
FOP	264	30	
PTO	72	5	
UST	48	45	
UST	120	45	
TOTALS	2,904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,206	109.2220	134.56	296,839	2001	2001	0	0	29.40	70.60
1 SINGLE FAM 0% - 0 Heated Area: 1374 HX Base Yr											



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			30,938
TOTAL MARKET VALUE			242,092
SOH/AGL Deduction			936
ASSESSED VALUE			241,156
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,156
TOTAL JUST VALUE			242,092
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 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\$.	

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												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22,500.00	30,937.50	30,938							