

LOT 3 BLK D EASTSIDE VILLAGE UNI  
SW COR OF LOT 3, RUN SE 211.90 F  
NE ALONG C/L CREEK 75.75 FT, NW

HARRELL SHARON WARD  
613 SE ROSEWOOD CIR  
LAKE CITY, FL 32025

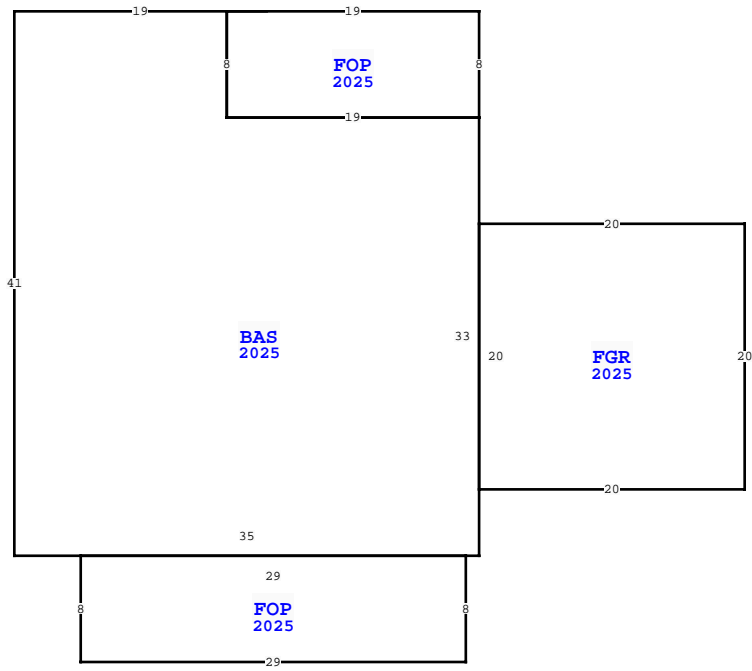
2026

03-4S-17-07592-603



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1,253	100	2025
FGR	400	55	2025
FOP	152	30	2025
FOP	232	30	2025
TOTALS	2,037		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025		Heated Area: 1253					HX Base Yr	2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			218,726
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			34,375
TOTAL MARKET VALUE			254,301
SOH/AGL Deduction			33,408
ASSESSED VALUE			220,893
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			114,482
TOTAL JUST VALUE			254,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048739	New Residential C	219,250	02/13/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/818	6/01/2022	WD	Q	V	01	20,000
GRANTOR: VARGA MICHAEL						
GRANTEE: HARRELL SHARON WARD						
1350/1998	11/30/2017	WD	U	V	17	5,000
GRANTOR: NORTH FLORIDA ANIMAL						
GRANTEE: MICHAEL & EVA VARGA						

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	100	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

613 SE ROSEWOOD CIR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/14/2026 MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=70,20] W19 S41 E35 N33 W19 N8 \$												
FGR=[YR=2025;ORIG=86,36] E20 S20 W20 N20 \$												
FOP=[YR=2025;ORIG=56,61] E29 S8 W29 N8 \$												
POP=[YR=2025;ORIG=67,20] E19 S8 W19 N8 \$												

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.38	25,000.00	34,375.00	34,375								