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

2027

03-4S-17-07592-603

BUILDING CHARACTERISTICS

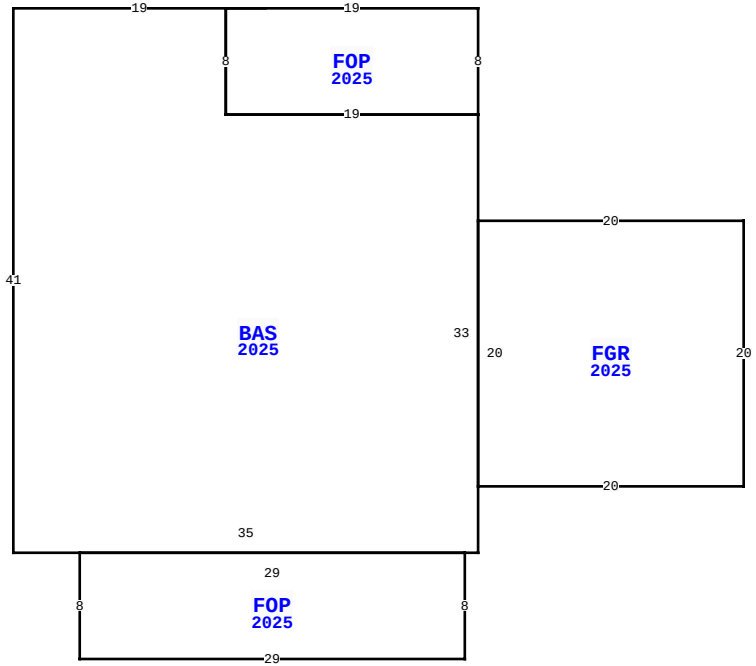
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,253	100	2025	1,253	169,399
FGR	400	55	2025	220	29,743
FOP	152	30	2025	46	6,219
FOP	232	30	2025	70	9,463
TOTALS	2,037			1,589	214,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	112.8600	136.56	216,994	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1253 HX Base Yr 2025



613 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,824
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		34,375
TOTAL MARKET VALUE		250,399
SOH/AGL Deduction		22,879
ASSESSED VALUE		227,520
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		121,109
TOTAL JUST VALUE		250,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,301

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						

BUILDING NOTES

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 $
FOP=[YR=2025;ORIG=67,20] E19 S8 W19 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.70 Total Land Value: 34,375 Market: 0 Agricultural: 0 Common: 34,375 PRINTED 11/17/2026 BY SYS