LOT 14 BLK D EASTSIDE VILLAGE UN
902-2249, WD 1065-2658, DC 1191-

DOUGLAS WILLIE D JR/DOUGLAS SANDRA L
465 SE ROSEWOOD DR
LAKE CITY, FL 32025

2027

03-4S-17-07592-614

BUILDING CHARACTERISTICS

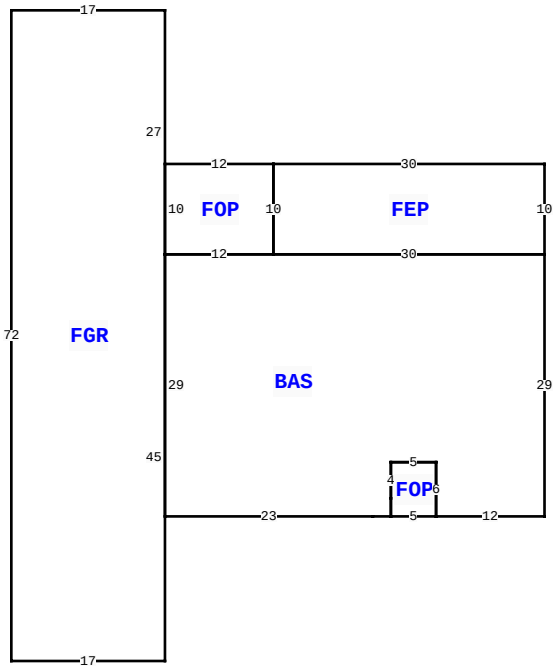
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,188	100		1,188	110,852
FEP	300	80		240	22,394
FGR	1,224	55		673	62,797
FOP	30	30		9	840
FOP	120	30		36	3,359
TOTALS	2,862			2,146	200,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	111.1620	134.51	288,658	2000	2000	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2026 Heated Area: 1188 HX Base Yr 2026



465 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	0	0	720.00	UT	1.50	1.50	100	2000	2000	3	100	1,080	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,242
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		226,272
SOH/AGL Deduction		98,130
ASSESSED VALUE		128,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,731
TOTAL JUST VALUE		226,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050750	Roof Replacement	10,250	09/06/2024
31035	MAINT/ALTR	35	05/14/2013
16622	SFR	205	02/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1431	12/02/2025	WD	Q	I	01	255,000
GRANTOR: MCCRADY EVELYNE G						
GRANTEE: DOUGLAS WILLIE D JR						
1239/2717	8/15/2012	WD	Q	I	01	140,000
GRANTOR: ANGELO E & SANDRA D M						
GRANTEE: JAMES H & EVELYNE G						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W30 S10 E30$ BAS= W30 FOP= N10 W12 S10 E12$ W12 FGR= N27 W17 S72 E17 N45$ S29 E23 /E2/ FOP= E5 N6 W5 S4 /S2/$ /N2 / N4 E5 S6 E12 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 12/31/2025 BY TP Total Acres: 0.21 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS