

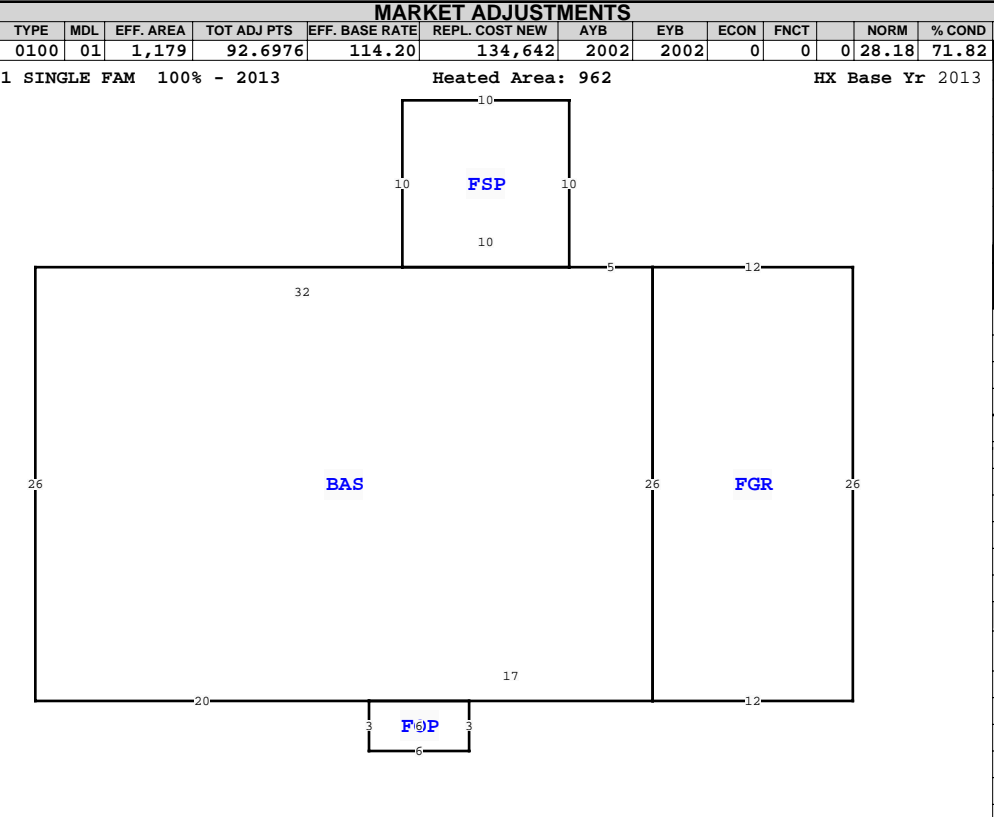
LOT 17 BLK D EASTSIDE VILLAGE UN
942-1627, DC 1231-930, 1231-938,

PRICE BARBARA A MCCANN
423 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-617
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS	
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 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100



423 SE ROSEWOOD CIR, LAKE CITY

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	962	100		962	78,901
FGR	312	55		172	14,107
FOP	18	30		5	410
FSP	100	40		40	3,281
TOTALS	1,392			1,179	96,700

EXTRA FEATURES		423 SE ROSEWOOD CIR, LAKE CITY														
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	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	

LAND DESCRIPTION		TOTAL OB/XF										1,224												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.10	22,500.00	24,750.00	24,750							

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			96,700
TOTAL MARKET OB/XF VALUE			1,224
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			122,674
SOH/AGL Deduction			49,013
ASSESSED VALUE			73,661
TOTAL EXEMPTION VALUE	HX HB DX SX		73,661
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			122,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19083	SFR	179	12/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/878	10/21/2024	LE U		I	14	100

GRANTOR: MCCANN-PRICE BARBARA
GRANTEE: PRICE LAURENCE A SR
1441/2130 7/06/2021 LE U I 14 100
GRANTOR: MCCANN BARBARA A
GRANTEE: O'ROREY DIANE RITA

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W5 FSP= N10 W10 S10 E10\$ W32 S26 E20 FOP= S3 E6 N3 W6\$ E17 FGR= E12 N26 W12 S26\$ N26\$.	