

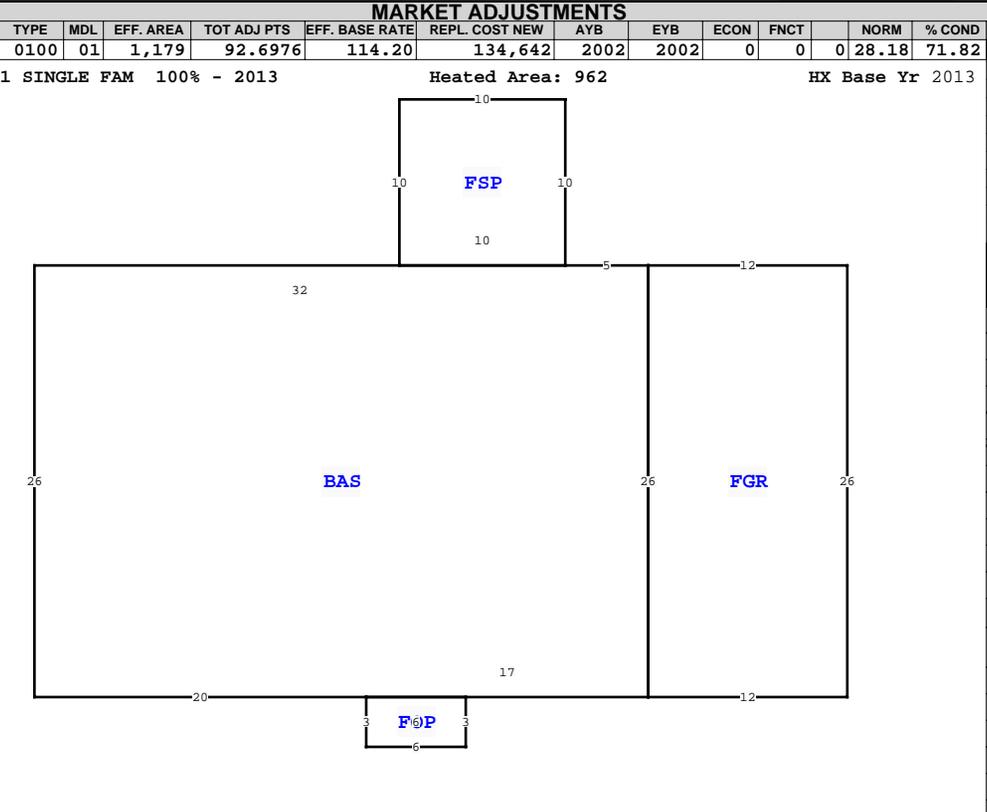
LOT 17 BLK D EASTSIDE VILLAGE UN
942-1627, DC 1231-930, 1231-938,

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

2026

03-4S-17-07592-617
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ELEMENT	CD	CONSTRUCTION
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



BLD DATE	LGL DATE
04/21/2023	MLU

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

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	0		612.00	UT	2.00				2.00	100	2002	2002	3	100	1,224	

EXTRA FEATURES															TOTAL OB/XF														
423 SE ROSEWOOD CIR, LAKE CITY															1,224														

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	1.10	22,500.00	24,750.00	24,750							

LAND DESCRIPTION																								
REVIEW DATE 02/28/2017 BY DF Total Acres: 0.21 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 03/27/2026 BY SYS																								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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\$.														