LOT 20 BLK D EASTSIDE VILLAGE UN
965-1496, 975-797, 975-799, WD 1

LEONARDI JOAN G
387 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

03-4S-17-07592-620

BUILDING CHARACTERISTICS

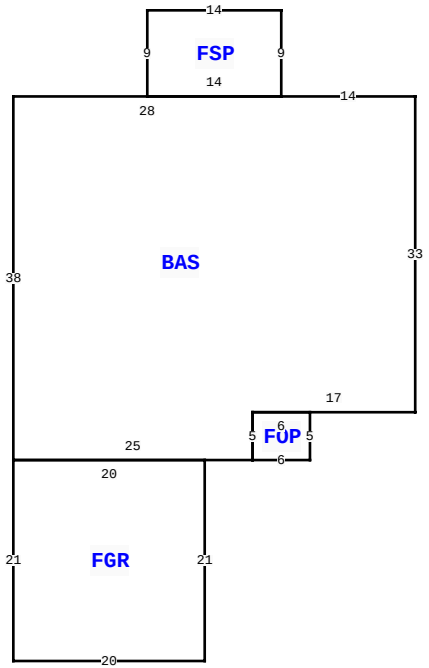
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	02 100
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	1,511	100		1,511	154,751
FGR	420	55		231	23,658
FOP	30	30		9	922
FSP	126	40		50	5,121
TOTALS	2,087			1,801	184,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	115.8654	140.20	252,500	2003	2003	0	0	0	26.95	73.05

1 SINGLE FAM 100% - 2018 Heated Area: 1511 HX Base Yr 2018



387 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	648.00	UT	2.00	2.00	100	2003	2003	3	100	1,296	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,451
TOTAL MARKET OB/XF VALUE	1,896
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	211,097
SOH/AGL Deduction	102,573
ASSESSED VALUE	108,524
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	57,113
TOTAL JUST VALUE	211,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055024	Roof Replacement	15,200	02/17/2026
20176	SFR	270	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1350/1208	12/19/2017	WD	Q	I	01	142,500
GRANTOR: BRUCE & KIMBERLY SALY						
GRANTEE: JOAN G LEONARDI						
1244/1642	11/09/2012	WD	Q	I	01	112,500
GRANTOR: ROGER G & LOREE V WID						
GRANTEE: BRUCE & KIMBERLY SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N9 W14 S9 E14$ W28 S38 FGR= S21 E20 N21 W20$
E25 FOP= E6 N5 W6 S5$ N5 E17 N33$.

LAND DESCRIPTION

TOTAL OB/XF 1,896

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 02/28/2017 BY DF Total Acres: 0.18 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS