LOT 21 BLK E EASTSIDE VILLAGE UN
LE 916-1069, DC 1513-573, WD 151

DRKR PROPERTY MANAGEMENT, LLC
4339 KENMARE TRL
FRISCO, TX 75034

2027

03-4S-17-07592-651

BUILDING CHARACTERISTICS

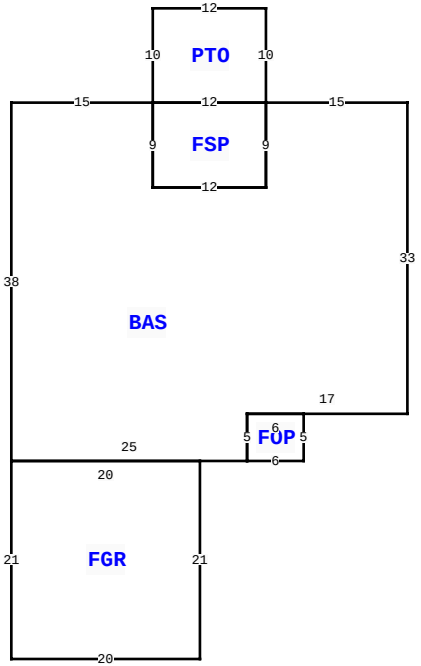
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,403	100		1,403	126,485
FGR	420	55		231	20,826
FOP	30	30		9	812
FSP	108	40		43	3,876
PTO	120	5		6	541
TOTALS	2,081			1,692	152,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	107.4080	129.96	219,892	2000	2000	0	0	0	30.63	69.37

1 SINGLE FAM 0% - 2026 Heated Area: 1403 HX Base Yr



362 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	0	0	0	641.00	UT	1.50	1.50	100	2000	2000	3	100	962	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,539
TOTAL MARKET OB/XF VALUE	962
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	178,251
SOH/AGL Deduction	0
ASSESSED VALUE	178,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,251
TOTAL JUST VALUE	178,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050582	Roof Replacement	11,382	08/19/2024
17335	SFR	230	08/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1509	11/18/2025	QC	U	I	11	100
GRANTOR: WATKINS MARGARET						
GRANTEE: DRKR PROPERTY MANAG						
1542/1953	5/22/2025	LE	U	I	14	100
GRANTOR: DRKR PROPERTY MANAGEM						
GRANTEE: WATKINS MARGARET(LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W12 S10 E12$ FSP= W12 S9 E12 N9 $ S9 W12 N9 W15 S38 FGR= S21 E20 N21 W20$ E25 FOP= E6 N5 W6 S5$ N5 E17 N33$.

LAND DESCRIPTION

TOTAL OB/XF 962

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	0		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 09/09/2024 BY JS Total Acres: 0.20 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS