

Columbia County Property Appraiser  
Jeff Hampton**2024 Working Values**

updated: 10/12/2023

Parcel: &lt;&lt; 03-4S-17-07592-212 (28323) &gt;&gt;

**Owner & Property Info**

Result: 3 of 5

Owner	LEACH FREDA F 752 SE ROSEWOOD CIRCLE LAKE CITY, FL 32025		
Site	752 SE ROSEWOOD CIR, LAKE CITY		
Desc*	LOT 12 BLOCK F EASTSIDE VILLAGE UNIT 2. 746-947, 856-324, LE 1022-148, DC 1074-1955, PB 1082-1615 THRU 1630, PB 1104-1888, LE 1472-364,		
Area	0.22 AC	S/T/R	03-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning &amp; Zoning office for specific zoning information.

**Property & Assessment Values**

2023 Certified Values				2024 Working Values			
Mkt Land		\$24,750		Mkt Land		\$24,750	
Ag Land		\$0		Ag Land		\$0	
Building		\$117,166		Building		\$117,166	
XFOB		\$1,016		XFOB		\$1,016	
Just		\$142,932		Just		\$142,932	
Class		\$0		Class		\$0	
Appraised		\$142,932		Appraised		\$142,932	
SOH Cap [?]		\$58,878		SOH Cap [?]		\$56,356	
Assessed		\$84,054		Assessed		\$86,576	
Exempt	HX HB SX	\$84,054		Exempt	HX HB SX	\$86,576	
Total Taxable		county:\$0 city:\$0 other:\$0 school:\$59,054		Total Taxable		county:\$0 city:\$0 other:\$0 school:\$61,576	

**▼ Sales History**

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
7/29/2022	\$100	1472/0364	LE	I	U	14
7/28/2004	\$83,200	1022/0148	WD	I	Q	
4/1/1998	\$61,000	0856/0324	WD	I	Q	
5/24/1991	\$62,500	0746/0947	WD	I	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1991	1120	1954	\$117,166

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**▼ Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$1,016.00	726.00	22 x 33

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.220 AC)	1.1000/1.0000 1.0000/ /	\$24,750 /LT	\$24,750

Search Result: 3 of 5

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com