LOT 5 BLOCK C EASTSIDE VILLAGE U

WD 832-2447, 850-213, WD 939-259

FURMAN WARREN CHARLES
699 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2024

03-4S-17-07592-435

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

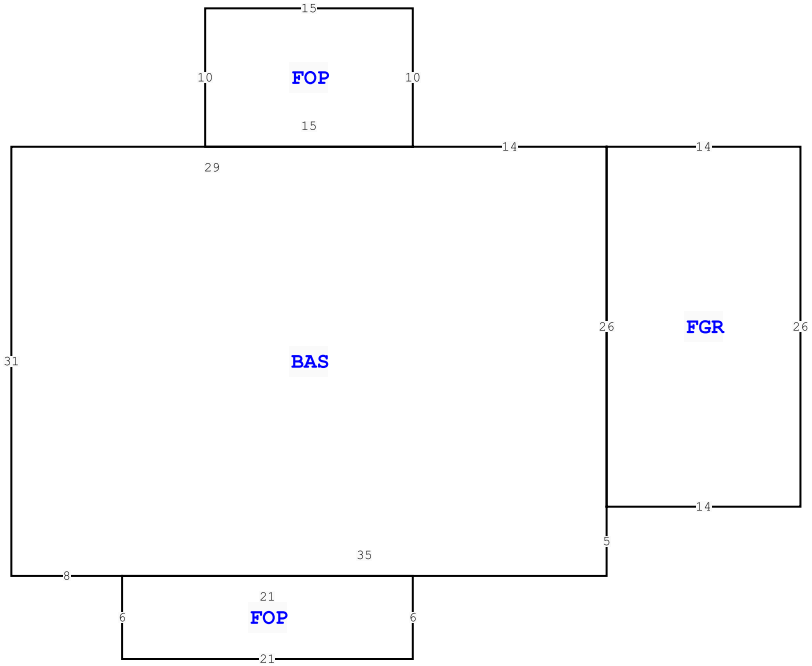
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1,333	109,668
FGR	364	55	200	16,454
FOP	126	30	38	3,127
FOP	150	30	45	3,702
TOTALS	1,973		1,616	132,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	116.4240	122.94	198,671	1996	1996	0	0	0	33.08	66.92

1 SINGLE FAM - 100% - 2021 Heated Area: 1333 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/21/2023 MLU
AG DATE	

699 SE ROSEWOOD CIR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,951
TOTAL MARKET OB/XF VALUE		1,697
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		159,398
SOH/AGL Deduction		40,421
ASSESSED VALUE		118,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,977
TOTAL JUST VALUE		159,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11488	SFR	220	08/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/625	12/30/2020	WD	Q	I	01	130,000
GRANTOR: FRAZIER DOUGLAS W &						
GRANTEE: FURMAN WARREN CHARL						
1424/2768	11/29/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MICHA						
GRANTEE: MARY ANN FRAZIER						

BUILDING NOTES

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	798.00	UT	1.50	1.50	100	1996	1996	3	100	1,197	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W29 S31 E8 E35 N5 N26 $
FGR=[ORIG=0,26] E14 N26 W14 S26 $
FOP=[ORIG=-14,0] N10 W15 S10 E15 $
FOP=[ORIG=-35,31] S6 E21 N6 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,697

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 DFRP Total Acres: 0.55 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/15/2023 BY SYS