COMM SW COR OF SW1/4, RUN E
940 FT TO E R/W OF SW BROOK-
HAVEN WAY, N ALONG R/W 383 FT

JONES JORDAN M
177 NW ROSE CREEK DR
LAKE CITY, FL 32024-1709

2026

02-5S-16-03444-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

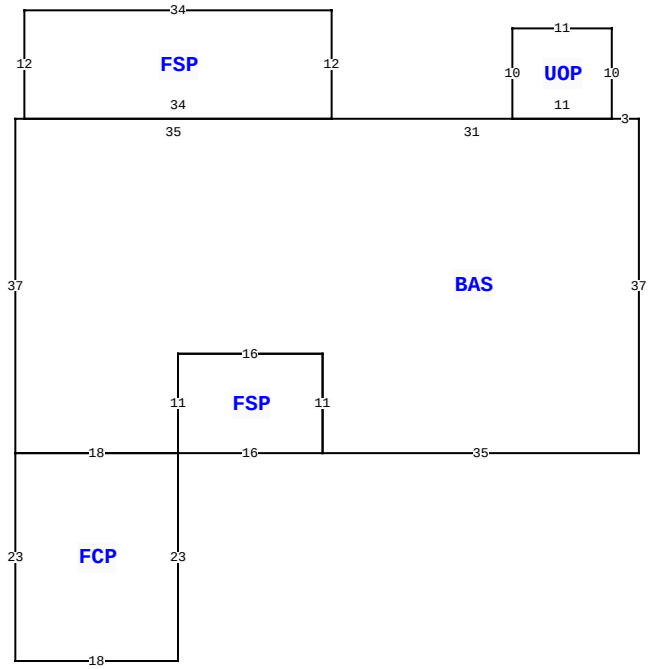
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,377	100		2,377	307,134
FCP	414	25		104	13,438
FSP	176	40		70	9,044
FSP	408	40		163	21,061
UOP	110	20		22	2,843
TOTALS	3,485			2,736	353,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	126.7728	141.99	388,485	1975	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2020 Heated Area: 2377 HX Base Yr 2020



177 SW ROSE CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		353,521
TOTAL MARKET OB/XF VALUE		32,009
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		424,030
SOH/AGL Deduction		91,416
ASSESSED VALUE		332,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,892
TOTAL JUST VALUE		424,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25973	POOL	275	07/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1378/2166	2/13/2019	WD	Q	I	01	317,800
GRANTOR: JUSTIN FALTUS						
GRANTEE: JORDAN M JONES						
1325/0009	10/28/2016	WD	Q	I	01	250,000
GRANTOR: JOHN P & NANCY K CRNJ						
GRANTEE: JUSTIN FALTUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N10 W11 S10 E11$ W31 FSP= N12 W34 S12 E34$ W35 S37 FCP= S23 E18 N23 W18$ E18 FSP= E16 N11 W16 S11$ N11 E16 S11 E35 N37$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0280	POOL R/CON	0	100	13	28	364.00	UT	70.00	70.00	100	2007	2007	3	54	13,759	
4	0030	BARN,MT	0	100	40	40	1,600.00	UT	10.00	10.00	100	2009	2009	3	100	16,000	
5	0166	CONC,PAVMT	0	100	10	40	400.00	UT	2.25	2.25	100	2009	2009	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 32,009

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		00	0.00	0.00	5.00	AC		1.00	1.00	0.70	11,000.00	7,700.00	38,500							

REVIEW DATE 09/13/2019 BY KR Total Acres: 5.00 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/21/2025 BY SYS