

LOT 8 BLOCK A EASTSIDE VILLAGE U
ORB 792-2094, WD 1016-2930,

THE JANE MARIE CISSELL REVOCABLE TRUST
245 SE ROSEWOOD CIRCLE
LAKE CITY, FL 32025

2026

03-4S-17-07592-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	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

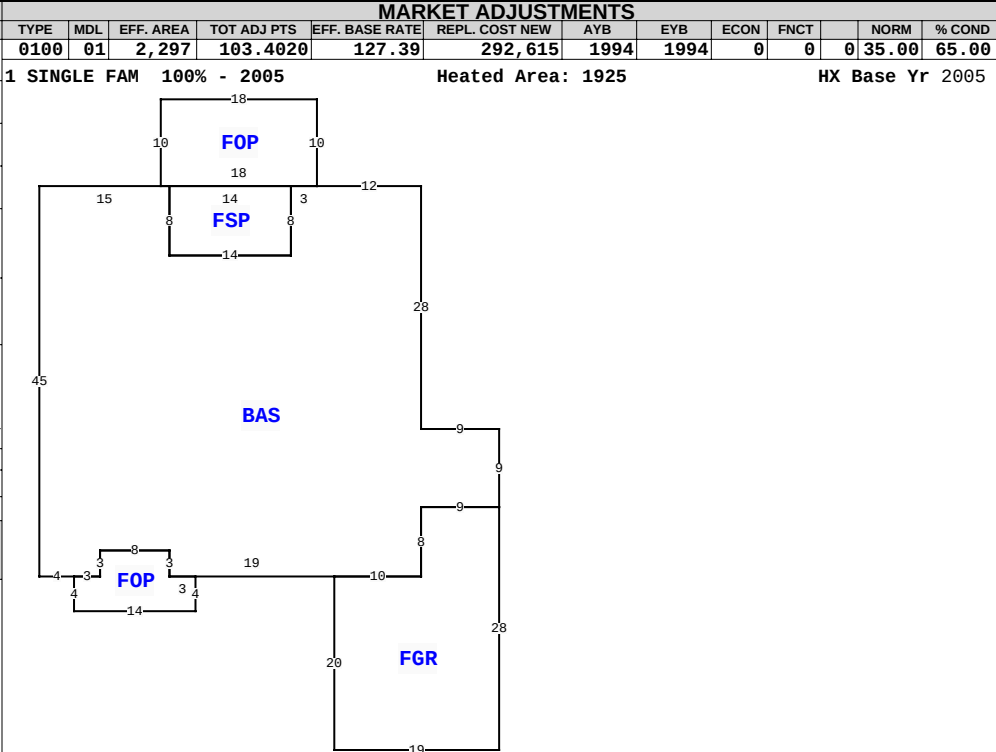
NEIGHBORHOOD/LOC	3417.1100	1.10/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100		1,925	159,397
FGR	452	55		249	20,618
FOP	80	30		24	1,987
FOP	180	30		54	4,471
FSP	112	40		45	3,726

TOTALS	2,749			2,297	190,200
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	632.00	UT	1.50
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00



245 SE ROSEWOOD CIR, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	100	0	0	632.00	UT	1.50	1.50	100	0	0	3	100	948	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

TOTAL OB/XF													2,448	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00			

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										190,200	
TOTAL MARKET OB/XF VALUE										2,448	
TOTAL LAND VALUE - MARKET										24,750	
TOTAL MARKET VALUE										217,398	
SOH/AGL Deduction										88,591	
ASSESSED VALUE										128,807	
TOTAL EXEMPTION VALUE										HX HB WX SX 105,722	
BASE TAXABLE VALUE										23,085	
TOTAL JUST VALUE										217,398	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										217,398	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049644	Roof Replacement	12,137	04/17/2024
31463	MAINT/ALTR	25	09/19/2013
8543	SFR	59,000	06/29/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/2930	5/21/2004	WD	Q	I		124,900
GRANTOR: JOHN E & MARIE J SIMK						
GRANTEE: JANE MARIE CTSSELL						
0792/2094	6/28/1994	WD	Q	V		14,500
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: JOHN E & MARIE L SI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FOP= N10 W18 S10 E18\$ W3 FSP= W14 S8 E14 N8\$S8 W14 N8 W15 S45 E4 FOP= S4 E14 N4 W3 N3 W8 S3 W3\$ E3 N3 E8 S3 E19 FGR= S20 E19 N28 W9S8 W10\$ E10 N8 E9 N9 W9 N28\$.									