LOT 16 BLK E EASTSIDE VILLAGE UN
967-281, LE 1044-2642, WD 1268-1

BROTT KELLY ANNE/BROTT TIMOTHY
434 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-646

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

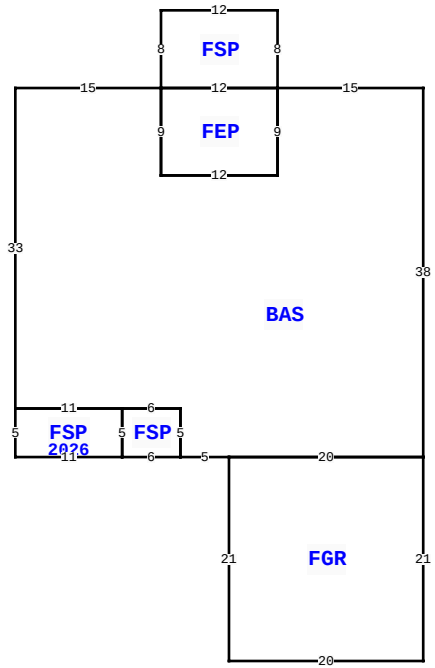
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	142,016
FEP	108	80		86	8,705
FGR	420	55		231	23,382
FSP	30	40		12	1,214
FSP	96	40		38	3,847
FSP	55	40	2026	22	2,227
TOTALS	2,112			1,792	181,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	114.4000	140.94	252,564	2002	2002	0	0	0	28.18	71.82

1 SINGLE FAM 100% - 2022 Heated Area: 1403 HX Base Yr 2022



434 SE ROSEWOOD CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,391
TOTAL MARKET OB/XF VALUE		1,224
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		207,365
SOH/AGL Deduction		40,280
ASSESSED VALUE		167,085
TOTAL EXEMPTION VALUE	HX HB WX SX DX	110,722
BASE TAXABLE VALUE		56,363
TOTAL JUST VALUE		207,365
NCON VALUE		12,043
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043819	Remodel	10,205	03/02/2022
000043001	Roof Replacement	10,000	10/21/2021
19755	SFR	249	07/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/431	9/12/2025	QC	U	I	11	100
GRANTOR: BROTT KELLY ANNE						
GRANTEE: BROTT KELLY ANNE						
1545/774	7/03/2025	WD	Q	I	01	265,000
GRANTOR: HINCH LUCILLE E						
GRANTEE: BROTT KELLY ANNE						

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	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S9 W12 N9 W15 S33 E11 E6 S5 E5 E20 N38 $
FGR=[ORIG=-20,38] S21 E20 N21 W20 $
FEP=[ORIG=-15,0] W12 S9 E12 N9 $
FSP=[ORIG=-15,0] N8 W12 S8 E12 $
FSP=[ORIG=-31,33] S5 E6 N5 W6 $
FSP=[YR=2026;ORIG=-31,38] W11 N5 E11 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,224

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 08/01/2025 BY TP Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 12/31/2025 BY SYS