COMM SE COR, RUN N 1434.71 FT, W
FOR POB, CONT W 392.01 FT, N 555
392.01 FT, S 556.70 FT TO POB.

RODENZO ROSA
276 SW KEGAL WAY
LAKE CITY, FL 32024

2026

12-4S-15-00347-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

378 SW CARUSO PL, 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	55,110
TOTAL MARKET VALUE	62,110
SOH/AGL Deduction	6,850
ASSESSED VALUE	55,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,260
TOTAL JUST VALUE	62,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16355	M H	125	12/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1299/0705	8/07/2015	AG	U	V	21	35,000
GRANTOR: VELMA C PERRY						
GRANTEE: ROSA RODENZO						
1096/0946	9/12/2006	QC	U	V		0
GRANTOR: DAVID L FLATT						
GRANTEE: VELMA C PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/07/2025 BY SYS