LOTS 13 & 14 BLOCK 4 CAROLYN HEI

346-205, 642-248, QC 1210-2435,

ROSNER ALDEN J
1084 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

28-3S-17-05762-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

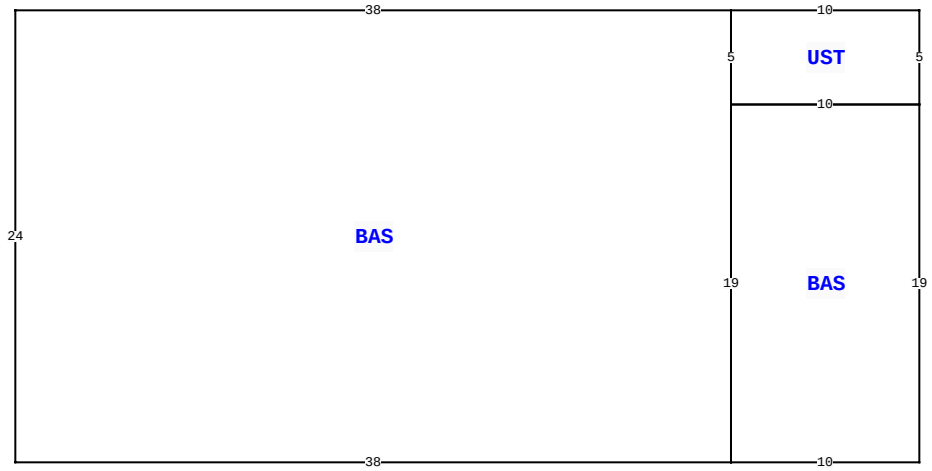
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	11,760
BAS	912	100		912	56,445
UST	50	45		22	1,362
TOTALS	1,152			1,124	69,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,124	100.4700	112.53	126,484	1966	1966	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 1102 HX Base Yr



138 NE ALPHA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,566
TOTAL MARKET OB/XF VALUE	465
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	86,831
SOH/AGL Deduction	0
ASSESSED VALUE	86,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,831
TOTAL JUST VALUE	86,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1514	12/21/2021	WD	Q	I	01	75,000
GRANTOR: RENTZ WARREN N						
GRANTEE: ROSNER ALDEN J						
1401/0092	12/12/2014	LE	U	I	14	100
GRANTOR: LONNIE RENTZ (ENH LIF						
GRANTEE: WARREN RENTZ & TEAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24E38 BAS= E10 N19W10 S19$ N19 UST= E10 N5 W10 S5$ N5$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	65	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 465

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	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	16,800							

REVIEW DATE 01/05/2022 BY CP Total Acres: 0.41 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/20/2025 BY SYS