LOT 3 BLOCK 4 ODOMS SPRING
BROOK ADDITION S/D.

ROSNER ALDEN JONATHAN
1084 SE FAIRFAX GLEN
LAKE CITY, FL 32025

2026

33-3S-17-06854-000

BUILDING CHARACTERISTICS

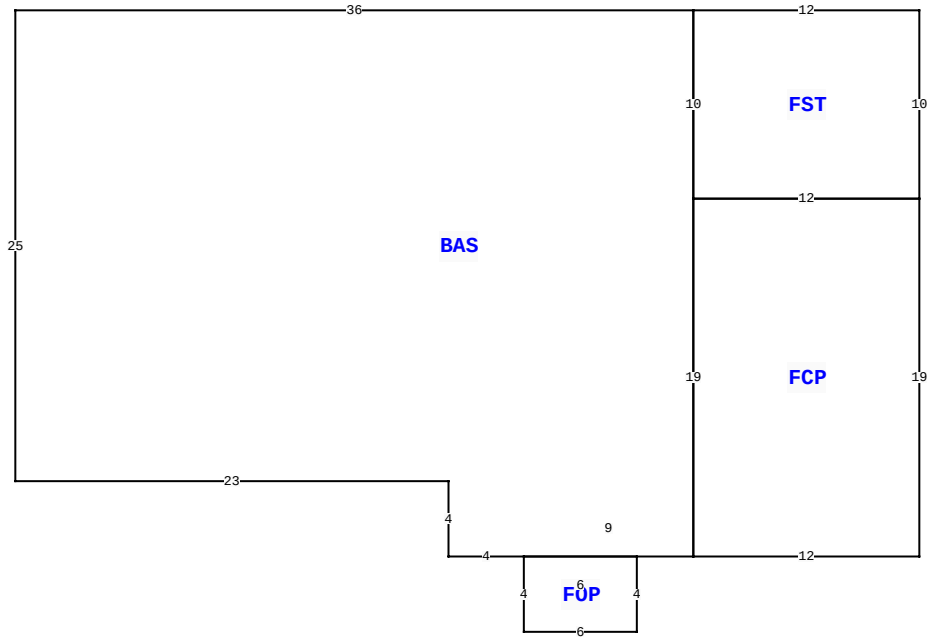
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	33317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	83,012
FCP	228	25		57	4,971
FOP	24	30		7	610
FST	120	55		66	5,755
TOTALS	1,324			1,082	94,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	119.7800	134.15	145,150	1963	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr



319 SE CRAIG AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,348
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	113,498
SOH/AGL Deduction	0
ASSESSED VALUE	113,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,498
TOTAL JUST VALUE	113,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,498

SALE:2:1: LOT 3, BLK 4, ODOM'S SPRING BROOK ADDITI

SALE:1:1: LOT 3 BLK 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1393/2208	8/30/2019	WD	Q	I	01	82,500
GRANTOR: ELIZABETH B BALLEW						
GRANTEE: ALDEN JONATHAN ROSN						
1176/1435	7/02/2009	WD	Q	I	01	87,800
GRANTOR: WADE & LISA JILL HARR						
GRANTEE: ELIZABETH B BALLEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S25 E23 S4 E4 FOP= S4 E6 N4 W6$ E9 FCP= E12 N19 W12 S19$ N19 FST= E12 N10 W12S10$ N10$.

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	50	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 650

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		RSF/MH	90.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/03/2017 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS