LOT 1 BLOCK A EASTSIDE VILLAGE U

773-2089, 796-1767, DC 1089-980,

BURNS NANCY L/HOLMES JEREMY D
345 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

03-4S-17-07592-101

BUILDING CHARACTERISTICS

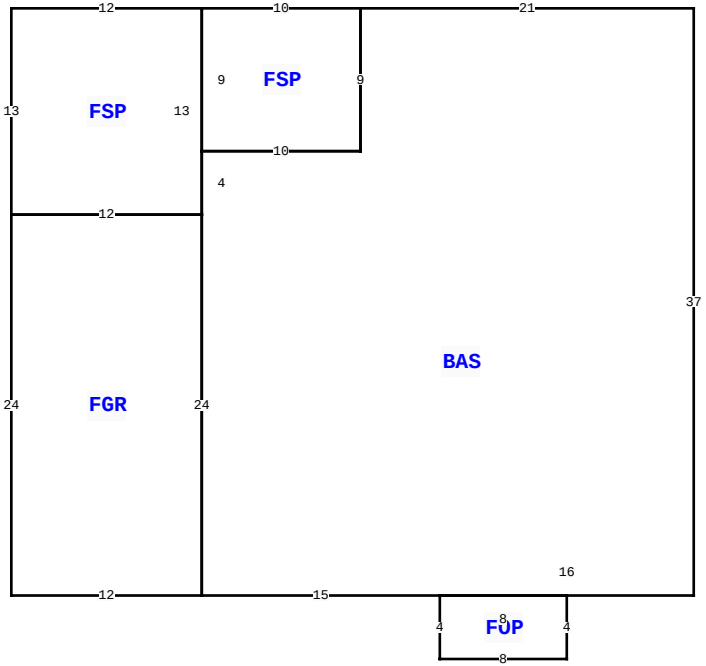
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100		1,057	109,602
FGR	288	55		158	16,384
FOP	32	30		10	1,037
FSP	90	40		36	3,733
FSP	156	40		62	6,429
TOTALS	1,623			1,323	137,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,323	113.5000	137.34	181,701	1993	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2026 Heated Area: 1057 HX Base Yr 2026



345 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	137,184
TOTAL MARKET OB/XF VALUE	4,005
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	165,939
SOH/AGL Deduction	0
ASSESSED VALUE	165,939
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	114,528
TOTAL JUST VALUE	165,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053793	Roof Replacement	10,323	08/06/2025
000042820	Remodel	13,103	10/06/2021
7139	SFR	27,000	05/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1994	10/10/2025	WD	Q	I	01	234,000
GRANTOR: MILLER ALFRED J						
GRANTEE: BURNS NANCY L						
1440/2504	6/18/2021	WD	Q	I	01	149,000
GRANTOR: STONE STEVEN ALAN						
GRANTEE: MILLER ALFRED J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W10 FSP= W12S13 E12 N13$ S9 E10 N9$ S9 W10S4
FGR= W12 S24 E12 N24$ S24 E15 FOP= S4 E8 N4 W8$ E16 N37$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	861.00	UT	1.40	1.40	100	0	0	3	100	1,205	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,005

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 01/21/2026 BY TP Total Acres: 0.38 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS