

LOT 1 BLOCK A EASTSIDE VILLAGE U
773-2089, 796-1767, DC 1089-980,

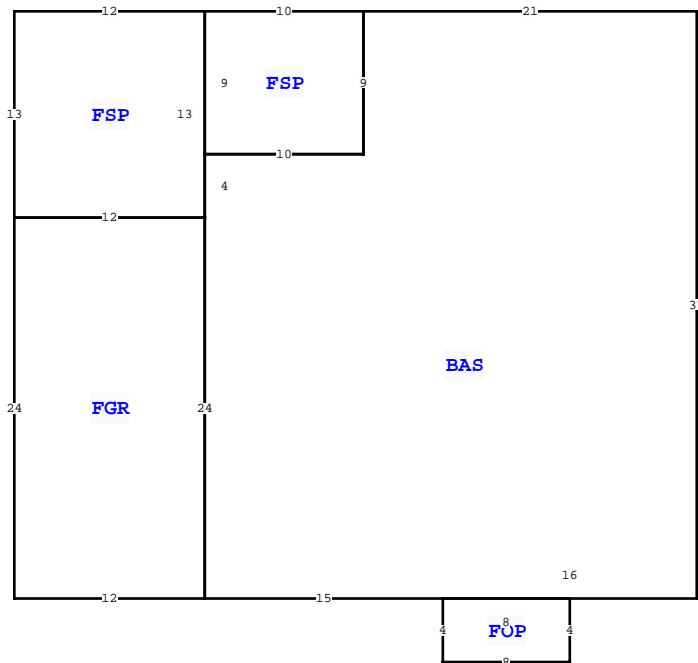
BURNS NANCY L/HOLMES JEREMY D
345 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-101
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,671
TOTAL MARKET OB/XF VALUE		4,005
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		168,426
SOH/AGL Deduction		0
ASSESSED VALUE		168,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,015
TOTAL JUST VALUE		168,426
NCON VALUE		800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,648

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100		1,057	111,589
FGR	288	55		158	16,680
FOP	32	30		10	1,055
FSP	90	40		36	3,801
FSP	156	40		62	6,545

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						

EXTRA FEATURES																
L N	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

TOTAL OB/XF												
4,005												

BUILDING NOTES												
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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\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								