

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

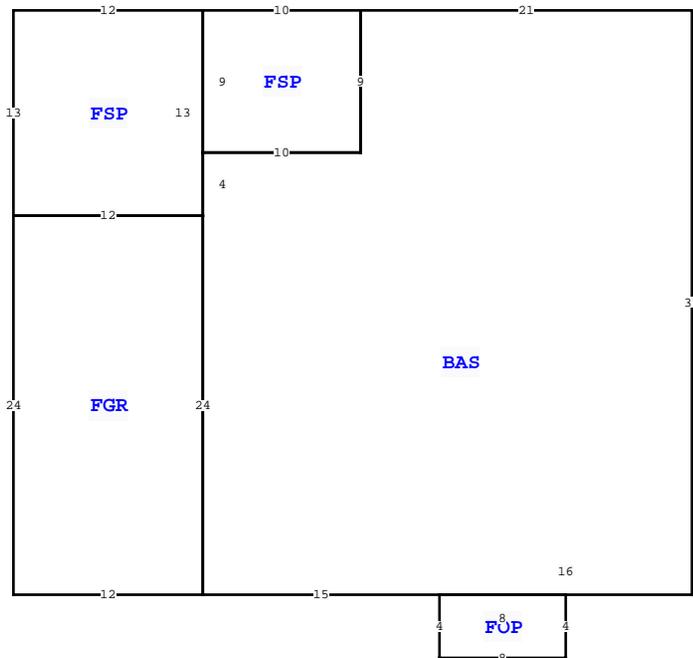
BURNS NANCY L/HOLMES JEREMY D  
345 SE ROSEWOOD CIR  
LAKE CITY, FL 32025

**2026**

03-4S-17-07592-101  
03-4S-17-07592-101

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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									
				Heated Area: 1057								
					HX Base Yr 2026							



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	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
TOTALS	1,623			1,323	139,671

345 SE ROSEWOOD CIR, LAKE CITY

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

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

TOTAL OB/XF													4,005
-------------	--	--	--	--	--	--	--	--	--	--	--	--	-------

LAND DESCRIPTION																								
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							

TOTAL OB/XF													4,005
-------------	--	--	--	--	--	--	--	--	--	--	--	--	-------

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
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	

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\$.												