LOT 8 BLOCK A EASTSIDE VILLAGE U
ORB 792-2094, WD 1016-2930,

THE JANE MARIE CISSELL REVOCABLE TRUST
245 SE ROSEWOOD CIRCLE
LAKE CITY, FL 32025

2026

03-4S-17-07592-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

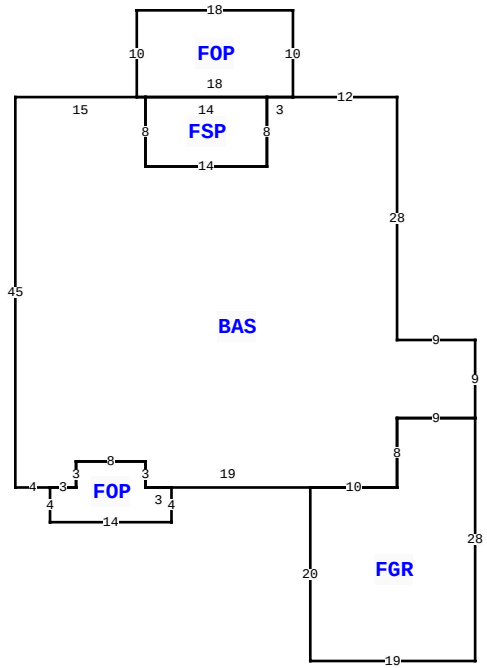
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,925	100		1,925	159,397
FGR	452	55		249	20,618
FOP	80	30		24	1,987
FOP	180	30		54	4,471
FSP	112	40		45	3,726
TOTALS	2,749			2,297	190,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	103.4020	127.39	292,615	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1925 HX Base Yr 2005



245 SE ROSEWOOD CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,200
TOTAL MARKET OB/XF VALUE		2,448
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		217,398
SOH/AGL Deduction		88,967
ASSESSED VALUE		128,431
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		22,020
TOTAL JUST VALUE		217,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049644	Roof Replacement	12,137	04/17/2024
31463	MAINT/ALTR	25	09/19/2013
8543	SFR	59,000	06/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/2930	5/21/2004	WD	Q	I		124,900
GRANTOR: JOHN E & MARIE J SIMK						
GRANTEE: JANE MARIE CISSELL						
0792/2094	6/28/1994	WD	Q	V		14,500
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: JOHN E & MARIE L SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N10 W18 S10 E18$ W3 FSP= W14 S8 E14 N8$S8 W14 N8 W15 S45 E4 FOP= S4 E14 N4 W3 N3 W8 S3 W3$ E3 N3 E8 S3 E19 FGR= S20 E19 N28 W9S8 W10$ E10 N8 E9 N9 W9 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	632.00	UT	1.50	1.50	100	0	0	3	100	948	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,448

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 05/14/2024 BY JS Total Acres: 0.19 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 03/24/2026 BY SYS