COMM SE COR, RUN N 1434.71 FT, W
FOR POB, CONT W 392.01 FT, N 555
392.01 FT, S 556.70 FT TO POB.

FLATT JANICE L/FLATT DAVID R
2221 FORT MELTON CT
ST AUGUSTINE, FL 32092

2027

12-4S-15-00347-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

378 SW CARUSO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	67,120
SOH/AGL Deduction	6,334
ASSESSED VALUE	60,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,786
TOTAL JUST VALUE	67,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16355	M H	125	12/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2332	10/28/2026	AG	U	I	11	0
GRANTOR: RODENZO ROSA						
GRANTEE: FLATT JANICE L						
1299/0705	8/07/2015	AG	U	V	21	35,000
GRANTOR: VELMA C PERRY						
GRANTEE: ROSA RODENZO						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS