

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.

RODENZO ROSA
276 SW KEGAL WAY
LAKE CITY, FL 32024

2026

12-4S-15-00347-021



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 11,860 ASSESSED VALUE 55,260 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,260 TOTAL JUST VALUE 67,120 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,110																							
																				PERMIT NUM 16355 DESCRIPTION M H AMT 125 ISSUED 12/02/1999																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1299/0705</td> <td>8/07/2015</td> <td>AG U</td> <td>V</td> <td></td> <td>21</td> <td>35,000</td> </tr> </tbody> </table> GRANTOR: VELMA C PERRY GRANTEE: ROSA RODENZO 1096/0946 9/12/2006 QC U V 0 GRANTOR: DAVID L FLATT GRANTEE: VELMA C PERRY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1299/0705	8/07/2015	AG U	V		21	35,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1299/0705	8/07/2015	AG U	V		21	35,000																																					
TOTALS EXTRA FEATURES 378 SW CARUSO PL, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					04/22/2026 MLU																							
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	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																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/13/2026 BY SYS																																											