

**ROSIER LEANDOUS**  
P O BOX 2973  
LAKE CITY, FL 32056-2973

# 2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame01NONE 100

Stories

Architectual

Units

Quality0505

DOR CODE0201MODULAR HOME

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC810317.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,2481001,24859,316

FOP7830231,093

UOP30206285

TOTALS1,3561,27760,695

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10166CONC, PAVMT00001.00UT0.000.00100201120113100700

20296SHED METAL00001.00UT0.000.00100201520153100300

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10201CMOD HOME0RSF-30.000.0010,009.00SF1.001.001.000.500.505,004

REVIEW DATE01/04/2024BYJS

Total Acres: 0.23Total Land Value: 5,004Market: 0Agricultural: 0Common: 5,004PRINTED 10/08/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0210011,277114.8000105.62134,8772007200710045.0045.00

Heated Area: 1248HX Base Yr

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE60,695

TOTAL MARKET OB/XF VALUE1,000

TOTAL LAND VALUE - MARKET5,004

TOTAL MARKET VALUE66,699

SOH/AGL Deduction0

ASSESSED VALUE66,699

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE66,699

TOTAL JUST VALUE66,699

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE70,745

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1234/17035/01/2012WDUUI1250,000

GRANTOR: SHAWNNETTER D & JIMMY

GRANTEE: LEANDOUS ROSIER

1210/09632/21/2011WDQUI0169,000

GRANTOR: LEANDOUS ROSIER

GRANTEE: SHAWNNETTER D DAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= W5 S6 E5 N6\$ S6 W13 S42 FOP= S6 E13 N6 W13\$ E13 S6 E13 N54\$.