E DIV: BEG SW COR OF LOT 2 BLOCK
RUN E 69 FT, N 49 FT, W 69 FT, S

ROSSIN DAWN J
161 SE MURRAY TER
LAKE CITY, FL 32055

2026

00-00-00-12926-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

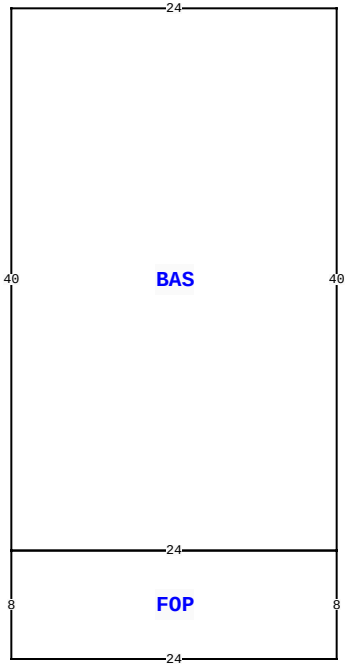
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	60,909
FOP	192	30		58	3,680
TOTALS	1,152			1,018	64,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,018	87.1520	97.61	99,367	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 960 HX Base Yr 1995



161 SE MURRAY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		64,589
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		4,818
TOTAL MARKET VALUE		69,607
SOH/AGL Deduction		41,728
ASSESSED VALUE		27,879
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,879
TOTAL JUST VALUE		69,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,607

SALE:1:1: PART LOT 2 BLK 1 MURRAY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1941	ADDN SFR	54	11/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1428/21	1/04/2021	QC	U	I	11	100
GRANTOR: LEAHY DAWN R						
GRANTEE: CURRY JARVIS M						
0789/0389	4/14/1994	WD	Q	I		17,500
GRANTOR: HARRY MOSELEY						
GRANTEE: DAWN J ROSSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 FOP= S8 E24 N8 W24$ E24 N40$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	-349.00	69.00	3,381.00	SF		1.00	1.00	1.50	0.95	1.43	4,818							

REVIEW DATE 12/05/2016 BY DF Total Acres: 0.08 Total Land Value: 4,818 Market: 0 Agricultural: 0 Common: 4,818 PRINTED 10/08/2025 BY SYS