

BEG WHERE S LINE INTERSECTS W SI
FERRY RD, RUN N 420 FT, W 210 FT
TO SEC LINE, E 210 FT TO POB.

THOMAS RACHEL ROSSIN
562 W MINNESOTA AVE
MACCLENNY, FL 32063

2026

01-2S-16-01562-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	01	01			
DOR CODE		0100/SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC		1216.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100		1,114	44,424
UOP	184	20		37	1,476
TOTALS	1,298			1,151	45,899

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	54.7740	61.35	70,614	1945	1945	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 1114 HX Base Yr												
19 16 16 4 4 30 30 4 23 8 8 23 BAS UOP												
						BLD DATE				LGL DATE		
						XF DATE				LAND DATE	04/17/2025 MLU	

EXTRA FEATURES							386 NW CANSAS RD, LAKE CITY				INC DATE				AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES	
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600		
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600		
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000		