LOT 8 CROSS CREEK ESTATES.
WD 1114-1827, WD 1462-2526, WD 1

JONES SHARON J
1029 SW ROSSBOROUGH CT, # 102
LAKE CITY, FL 32024

2026

06-4S-17-08020-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

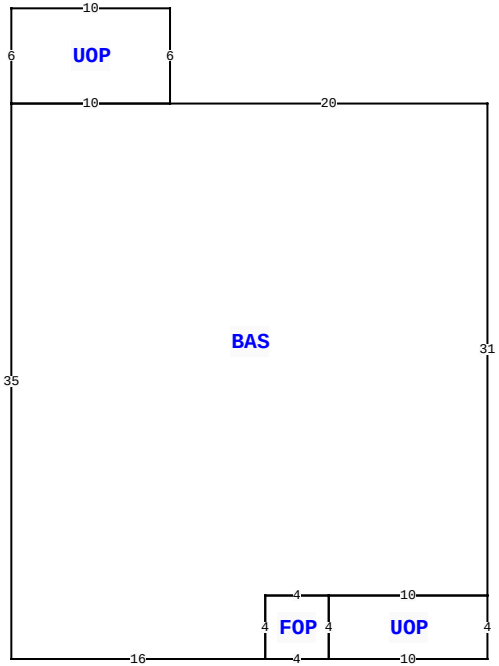
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		30 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0401	TOWNHOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100		994	107,169
FOP	16	30		5	539
UOP	40	20		8	862
UOP	60	20		12	1,294
TOTALS	1,110			1,019	109,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,019	132.1320	134.77	137,331	1987	2005	0	0	0	20.00	80.00

1 TOWNHOUSE 100% - 2024 Heated Area: 994 HX Base Yr 2024



1029 SW ROSSBROUGH CT 102, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		109,865
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		134,365
SOH/AGL Deduction		0
ASSESSED VALUE		134,365
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		28,643
TOTAL JUST VALUE		134,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044438	Roof Replacement	6,000	05/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1345	2/28/2023	WD	Q	I	01	159,000
GRANTOR: HARRIS TERRI A						
GRANTEE: JONES SHARON J						
1462/2526	3/25/2022	WD	Q	I	01	135,000
GRANTOR: ROSSBOROUGH FORREST W						
GRANTEE: HARRIS TERRI A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N6 W10 S6 E10$ W10 S35 E16 FOP= E4 N4 W4 S4$ N4 E4 UOP= S4 E10 N4 W10$ E10 N31$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/27/2023 BY ME Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS