

LOT 10 CROSS CREEK ESTATES.
WD 1082-1361, WD 1150-478, WD 12

ACEMCD LLC
3101 WEST US HWY 90, SUITE 201
LAKE CITY, FL 32055

2026

06-4S-17-08020-110



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	14	CARPET 60
Interior Floo	15	HARDTILE 40
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0800 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,040	100
FOP	30	30
TOTALS	1,070	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1200	01	1,049	112.4240	114.67	120,289	1988	1988	0	0	0 37.00	63.00	
1 TOWNHOUSE 0% - 0 Heated Area: 1040 HX Base Yr												
1045 SW ROSSBROUGH CT, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	1,000	
0	3	100	500	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		*RSF	2 0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		75,782	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		99,782	
SOH/AGL Deduction		15,059	
ASSESSED VALUE		84,723	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		84,723	
TOTAL JUST VALUE		99,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,985	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1293/2019	4/29/2015	WD U	I	I	30	0	
GRANTOR: LONNIE T BUCCHI & MIC							
GRANTEE: ACEMCD LLC							
1289/2680	2/19/2015	WD U	I	I	12	35,100	
GRANTOR: BANK OF AMERICA NA							
GRANTEE: LONNIE T & MICHAEL							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S37 E16 FOP= E6 N5 W6 S5\$ N5 E14 N32\$.												