

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0800	MULTI-FAM <10

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	1,073	100		1,073	72,814
HXB	1,073	100		1,073	72,814
HXG	377	55		207	14,407
UGR	377	45		170	11,536

TOTALS	2,900			2,523	171,211
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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0166	CONC, PAVMT	0	0	0	0
2	0258	PATIO	0	0	0	0
3	0296	SHED METAL	0	0	8	6
4	0190	FPLC PF	0	0	0	0
5	0169	FENCE/WOOD	0	0	0	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	2,523	122.8240	104.40	263,401	1989	1989	0	0	0	35.00 65.00

1 DUPLEX - 0% - 0

Heated Area: 2146

HX Base Yr

The diagram illustrates the layout of a duplex system. It consists of four main components arranged horizontally: HXB, HXG, UGR, and BAS. The dimensions for each component are as follows:

- HXB:** Width 28, Height 29.
- HXG:** Width 13, Height 29.
- UGR:** Width 13, Height 29.
- BAS:** Width 37, Height 29.

The components are separated by vertical lines. The total width of the system is 28 + 13 + 13 + 37 = 91. The total height is 29. The diagram also shows the relative positions of the components, with HXB and HXG on the left, UGR in the middle, and BAS on the right.

1048 SW ROSSBROUGH CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

[illegible]

REVIEW DATE	11/21/2022	BY	JS	Total Acres: 0.31	Total Land Value: 36,000	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE										171,211	
TOTAL MARKET OB/XF VALUE										3,100	
TOTAL LAND VALUE - MARKET										36,000	
TOTAL MARKET VALUE										210,311	
SOH/AGL Deduction										19,083	
ASSESSED VALUE										191,228	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										191,228	
TOTAL JUST VALUE										210,311	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										192,497	
LAND:1:1: LOT VALUE DUE TO SIZE LOTS 11 & 12											
PERMIT NUM			DESCRIPTION			AMT			ISSUED		
000045689			Roof Replacement			18,000			10/14/2022		
212			MAINT/ALTR			50			06/04/2014		
1278			MAINT/ALTR			50			04/28/2009		
SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1407/0831		2/27/2020		QC	U	I	30	100			
GRANTOR: GREGORY L MORRISON											
GRANTEE: GREGORY L & PATRICI											
1277/1453		6/27/2014		WD	Q	I	01	127,500			
GRANTOR: MILDRED A CARLTON											
GRANTEE: GREGORY L MORRISON											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W37 UGR= W13 HXG= W13 HXB= W9 W28 S29 E37 N29\$ S29 E13 N29\$ S29 E13 N29\$ S29 E37 N29\$.											

END LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,000							
18,000							

Common: 36,000

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