

LOT 15 CROSS CREEK ESTATES S/D
WD 1084-720, WD 1296-812, WD 146

NERI CLAUDIA RIBEIRO
2200 PAINTER LN
KISSIMMEE, FL 34741

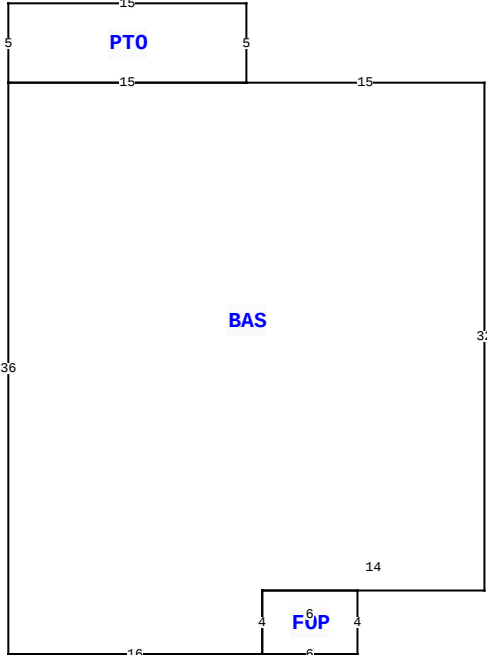
2026

06-4S-17-08020-115



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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 0401TOWNHOUSE		
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	1,024	100		1,024	90,593
FOP	24	30		7	620
PTO	75	5		4	354
TOTALS	1,123			1,035	91,567

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	0%	- 2025		Heated Area: 1024		HX Base Yr					
												
1030 SW ROSSBROUGH CT APT 101, LAKE CITY, FL 33603												
BLD 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	0166	CONC, PAVMT	0	0	18	26	1.00	UT	0.00	0.00	100	0
2	0166	CONC, PAVMT	0	0	18	26	1.00	UT	0.00	0.00	100	1993
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012

TOTAL OB/XF												
2,310												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	18	26	1.00	UT	0.00	0.00	100	0
2	0166	CONC, PAVMT	0	0	18	26	1.00	UT	0.00	0.00	100	1993
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012

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

TOTAL OB/XF												
2,310												
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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		91,567	
TOTAL MARKET OB/XF VALUE		2,310	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		116,377	
SOH/AGL Deduction		0	
ASSESSED VALUE		116,377	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		116,377	
TOTAL JUST VALUE		116,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1105	4/29/2024	WD	Q	I	01	166,000
GRANTOR: JONES JOSHUA B						
GRANTEE: NERI CLAUDIA RIBEIR						
1468/1874	6/09/2022	WD	Q	I	01	135,000
GRANTOR: WARD GARRY W JR						
GRANTEE: JONES JOSHUA B						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W15 PTO= N5 W15 S5 E15\$ W15 S36 E16 FOP= E6 N4 W6 S4\$ N4E14 N32\$.												