

LOT 16, CROSS CREEK ESTATES S/D.

1046-1817, WD 1466-364,

VALAREZO EDUARDO F/VALAREZO INGRID
1030 SW ROSSBOROUGH CT, APT 102
LAKE CITY, FL 32025

2026

06-4S-17-08020-116



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 0100 SINGLE FAMILY		
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC 6417.0800 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,024	100
FOP	24	30
PTO	75	5
TOTALS	1,123	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1200	01	1,035	115.6480	117.96	122,089	1991	1991	0	0	0 34.00	66.00
1 TOWNHOUSE 100% - 2006 Heated Area: 1024 HX Base Yr 2006											
TOTALS 1,123 1,035 80,579											

1030 SW ROSSBOROUGH CT APT 102, LAKE CITY, FL	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100
TOTAL OB/XF 200														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	100		*RMF-2	0 0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 22,500.00														
LAND VALUE 22,500														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		80,579	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		103,279	
SOH/AGL Deduction		42,785	
ASSESSED VALUE		60,494	
TOTAL EXEMPTION VALUE		35,494	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		103,279	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/364	5/06/2022	WD	U	I	11	100
GRANTOR: VALAREZO EDUARDO F						
GRANTEE: VALAREZO EDUARDO F						
1046/1817	5/17/2005	WD	Q	I		80,500
GRANTOR: ROSSBOROUGH						
GRANTEE: VALAREZO						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W15 S32 E8 FOP= S4 E6 N4 W6\$ E6 S4 E16 N36 PTO= N5 W15 S5 E15\$ W15\$.														