LOTS 17 & 18 CROSS CREEK ESTATES
895-498, WD 1036-746, QC 1506-16

SEC, LLC
3101 W US HIGHWAY 90, SUITE 201
LAKE CITY, FL 32055

2025

06-4S-17-08020-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

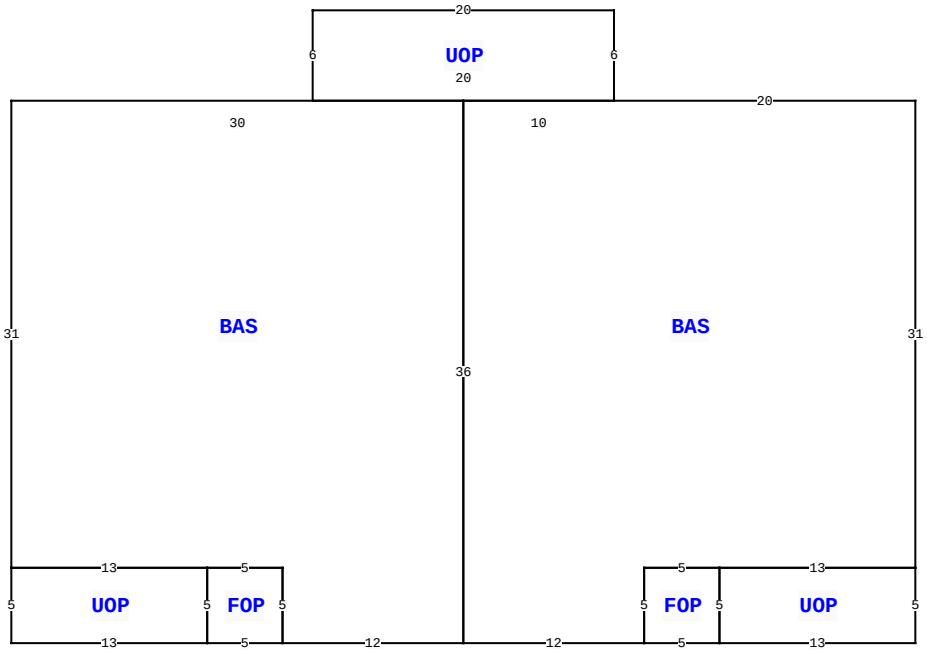
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Story Height		8 100
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	990	100		990	61,190
BAS	990	100		990	61,190
FOP	25	30		8	495
FOP	25	30		8	495
UOP	65	20		13	804
UOP	65	20		13	804
UOP	120	20		24	1,484
TOTALS	2,280			2,046	126,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,046	117.2850	99.69	203,966	1986	1986	0	0	0	38.00	62.00

1 DUPLEX 0% - 2025 Heated Area: 1980 HX Base Yr



1006 SW ROSSBROUGH CT, 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	126,459
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	173,359
SOH/AGL Deduction	0
ASSESSED VALUE	173,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,359
TOTAL JUST VALUE	173,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,279

LAND:1:1: LOTA 17 & 18

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0378	MAINT/ALTR	143	07/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/1652	1/18/2024	QC	U	I	11	100
GRANTOR: STREICHER MICHAEL						
GRANTEE: SEC, LLC						
1036/0746	1/18/2005	WD	Q	I	02	259,800
GRANTOR: WILLIAMS						
GRANTEE: MICHAEL STREICHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N6 W20 S6 E20$ W10 BAS= W30 S31 UOP= S5 E13 N5 W13$ E13 FOP= S5 E5 N5 W5$ E5 S5 E12 N36$ S36 E12 FOP= E5 N5 W5 S5$N5 E5 UOP= S5 E13 N5 W13 $ E13 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	0	18	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	950	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	950	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0800	C	MULTI-FAM	0		*RSF-	289.00	83.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.17 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/18/2025 BY SYS