

LOT 20 CROSS CREEK ESTATES SD.
WD 1072-605, WD 1112-2382, CT 11

BROWN MICHAEL D/CABRERA EDILI
988 SW ROSSBOROUGH CT
LAKE CITY, FL 32025

2026

06-4S-17-08020-120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		40 100
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	1,284	100		1,284	109,901
FOP	60	30		18	1,541
TOTALS	1,344			1,302	111,441

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	0 100	0	0	608.00	UT	2.50	2.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	244.00	83.00	1.00	LT	1.00

REVIEW DATE 09/20/2016 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1200	01	1,302	103.6000	105.67	137,582	2006	2006	0	0	19.00	81.00
1 TOWNHOUSE 100% - 2025 Heated Area: 1284 HX Base Yr 2025											
988 SW ROSSBOROUGH CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
1,520											

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1,520											

Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		111,441	
TOTAL MARKET OB/XF VALUE		1,520	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		135,461	
SOH/AGL Deduction		0	
ASSESSED VALUE		135,461	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		84,739	
TOTAL JUST VALUE		135,461	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		136,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3639	MULTIFAM	686	03/14/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1471/1174	7/15/2022	WD	U	I	11	100	
GRANTOR: CONNERS RACHEL CAMPBE							
GRANTEE: BROWN MICHAEL D							
1470/2618	7/11/2022	WD	Q	I	01	150,000	
GRANTOR: CONNORS RACHEL CAMPBE							
GRANTEE: BROWN MICHAEL D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W32 S37 FOP= S5 E12 N5 W12\$ E12 S5 E20 N42\$.											

OTHER ADJUSTMENTS AND NOTES											

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