THE S 441.94 FT OF W 580 FT OF S OF SE1/4 EX RD R/W & EX .26 AC D ORB 1272-1030 FOR ADD'L R/W FOR

ROSARIO GREG/ROSARIO CHERYL
609 SW BRIM ST
LAKE CITY, FL 32024

2026

07-4S-16-02808-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

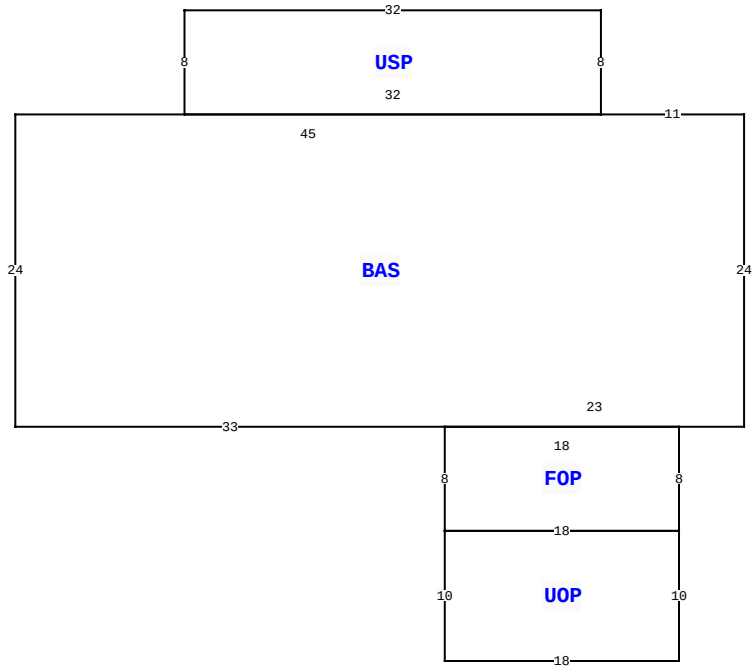
NEIGHBORHOOD/LOC 7416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	17,660
FOP	144	35		50	657
UOP	180	25		45	591
USP	256	35		90	1,183
TOTALS	1,924			1,529	20,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,529	54.7500	32.85	50,228	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1344 HX Base Yr 2019



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/07/2025 MLU
AG DATE	

609 SW BRIM ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,091
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		97,191
SOH/AGL Deduction		39,346
ASSESSED VALUE		57,845
TOTAL EXEMPTION VALUE	HX HB	32,845
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,191

XFOB:1:1: MONTEBELLO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40825	M H	0	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0420	8/17/2018	WD	U	I	11	100
GRANTOR: GERALD C & ROBERTA M						
GRANTEE: GREG & CHERYL ROSAR						
1269/1185	2/06/2014	WD	U	I	37	30,000
GRANTOR: LYNNE M EBERHARDT						
GRANTEE: GERALD C & ROBERTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 USP= N8 W32 S8 E32$ W45 S24 E33 FOP= S8 UOP= S10 E18 N10 W18$ E18 N8 W18$ E23 N24$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	59,400							

REVIEW DATE 02/12/2024 BY JB Total Acres: 5.40 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 11/19/2025 BY SYS