BEG NW COR OF SE1/4 OF SE1/4, RU
TO W R/W ROSSI RD, SW ALONG R/W
CONT SW 356.96 FT, N 323.98 FT T

ARUNDEL PETER J/ARUNDEL LILLIE L
1209 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08328-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

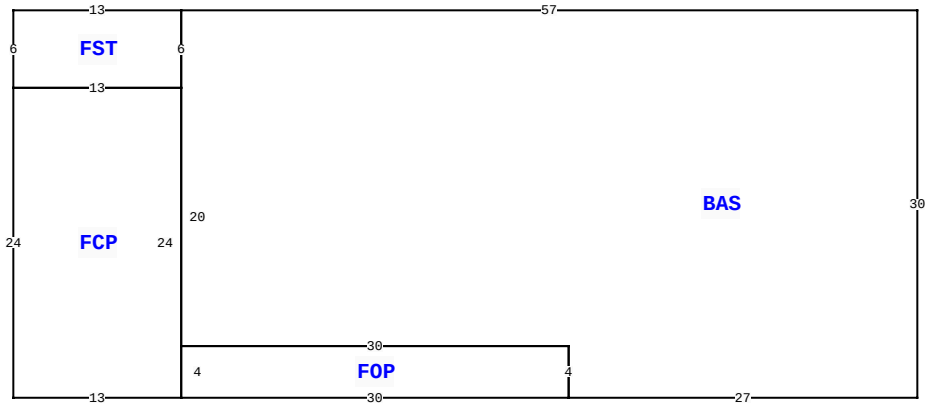
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100		1,590	185,811
FCP	312	25		78	9,115
FOP	120	30		36	4,207
FST	78	55		43	5,025
TOTALS	2,100			1,747	204,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	114.6600	128.42	224,350	1976	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2018 Heated Area: 1590 HX Base Yr 2018



1209 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,158
TOTAL MARKET OB/XF VALUE		21,696
TOTAL LAND VALUE - MARKET		11,610
TOTAL MARKET VALUE		237,464
SOH/AGL Deduction		75,786
ASSESSED VALUE		161,678
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		105,956
TOTAL JUST VALUE		237,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36739	STORAGE	144	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1240	9/18/2017	WD	Q	I	01	155,000
GRANTOR: SANTA ANN M DEAS IV						
GRANTEE: PETER J & LILLIE L						
1331/1739	2/08/2017	WD	U	I	18	64,900
GRANTOR: U S BANK TRUST N A						
GRANTEE: SANTA ANN M DEAS IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 FST= W13 S6 E13 N6$S6 FCP= W13 S24 E13 N24$ S20 FOP= S4 E30 N4 W30$ E30 S4 E27 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	14	30	420.00	UT	2.48	2.48	100	0	0	3	100	1,040	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0031	BARN,MT AE	0	100	16	30	480.00	UT	9.00	9.00	100	2019	2019	3	100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 21,696

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	0100	C	SFR	100		A-1	0.00	0.00	1.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,610							

REVIEW DATE 12/06/2019 BY HC Total Acres: 1.29 Total Land Value: 11,610 Market: 0 Agricultural: 0 Common: 11,610 PRINTED 11/20/2025 BY SYS