

COMM NE COR OF SE1/4 OF SW1/4,
RUN S 231.83 FT, W 50 FT, S
715.80 FT FOR POB, CONT S

DAWSEY FREDERICK A/DAWSEY DEBBIE L
841 SE ROSSI DRIVE
LAKE CITY, FL 32025

2026

12-4S-17-08332-035



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	12417.010	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100		588	48,818
BAS	1,540	100		1,540	127,858
FOP	108	30		32	2,657
FOP	180	30		54	4,483
UCP	520	20		104	8,635
UST	900	45		405	33,625

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	114.0480	127.73	347,809	1977	1977	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2128 HX Base Yr												

TOTALS	3,836			2,723	226,076
--------	-------	--	--	-------	---------

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	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	0264	PRCH, FSP	0	100	12	16		192.00	UT 3.00	3.00	100	0	0	3	100	576
3	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	600
4	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	100
5	0252	LEAN-TO W/	0	100	9	20		180.00	UT 3.00	3.00	100	2005	2005	3	100	540
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2012	2012	3	100	1,200
7	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	400

LAND DESCRIPTION															
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

841 SE ROSSI DR, LAKE CITY	BLD DATE		LGL DATE	04/29/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF															
4,616															

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		226,076
TOTAL MARKET OB/XF VALUE		4,616
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		248,692
SOH/AGL Deduction		107,902
ASSESSED VALUE		140,790
TOTAL EXEMPTION VALUE		105,722
BASE TAXABLE VALUE		35,068
TOTAL JUST VALUE		248,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32506	MAINT/ALTR	25	12/03/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0946/1166	2/11/2002	WD	Q	I	06	100	

GRANTOR: FREDERICK A DAWSEY							
GRANTEE: FREDERICK A & DEBBI							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS= W55 BAS= W21 S8 UCP= W26 S20 E26 N20\$ S20 E21 N28\$ S28 E25 FOP= S6 E18 N6 W18\$ E30 N28\$ PTR= N30 FOP= N10 UST= N50 W18 S50 E18\$ W18 S10 E18\$ S30\$.							