

COMM NW COR OF SW1/4 OF SE1/4
RUN S 724.85 FT FOR POB, RUN E
245.81 FT, S 244.64 FT TO W

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

2026

12-4S-17-08332-041



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
																VALUATION BY																			
																Tax Group: 3										Tax Dist:									
																BUILDING MARKET VALUE										0									
																TOTAL MARKET OB/XF VALUE										0									
																TOTAL LAND VALUE - MARKET										13,942									
																TOTAL MARKET VALUE										13,942									
																SOH/AGL Deduction										906									
																ASSESSED VALUE										13,036									
																TOTAL EXEMPTION VALUE										0									
																BASE TAXABLE VALUE										13,036									
DOR CODE						0000				VACANT																									
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																														
TOTALS																																			
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																			
LAND DESCRIPTION																	TOTAL OB/XF 0																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.69	AC		1.00	1.00	0.75	11,000.00	8,250.00	13,942																		
REVIEW DATE 04/29/2025 BY MLU Total Acres: 1.69 Total Land Value: 13,942 Market: 0 Agricultural: 0 Common: 13,942 PRINTED 11/17/2025 BY SYS																																			