

COMM NW COR OF SW1/4 OF SE1/4,
RUN S 281.83 FT, E 455.81 FT,
S 361.16 FT FOR POB, CONT S

BROWN BRUCE E/BROWN TOMI J
959 SE ROSSI ROAD
LAKE CITY, FL 32025

2026

12-4S-17-08332-043



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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/		

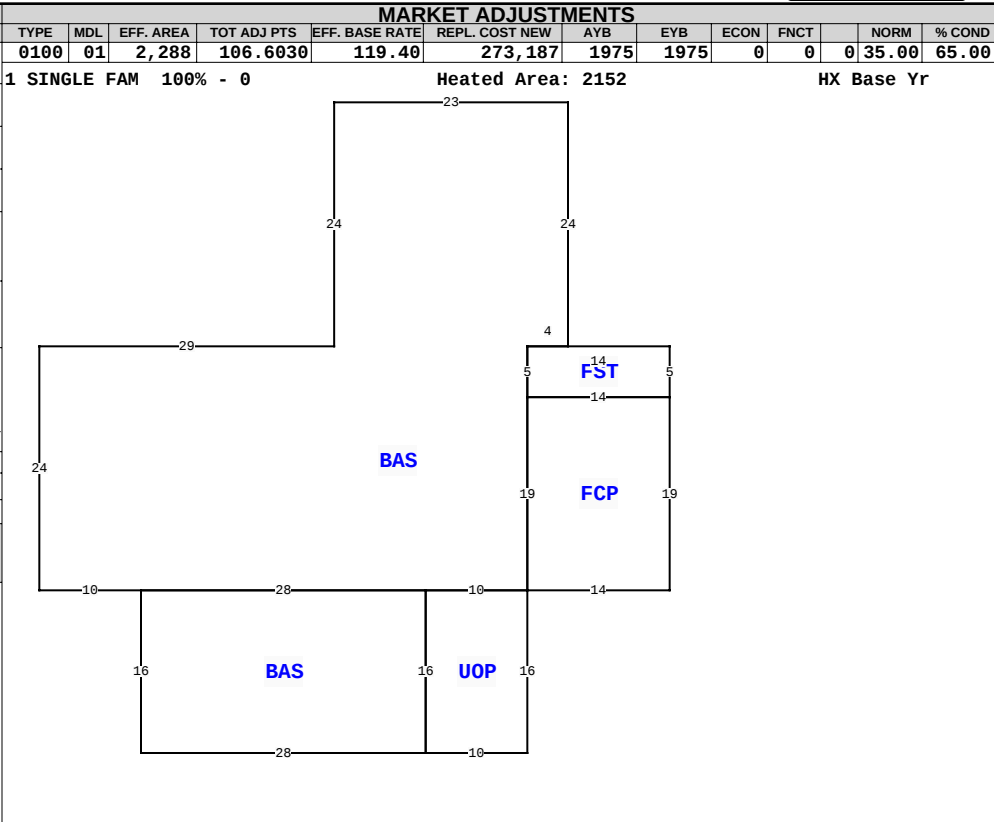
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100		448	34,769
BAS	1,704	100		1,704	132,248
FCP	266	25		66	5,122
FST	70	55		38	2,949
UOP	160	20		32	2,484

TOTALS	2,648			2,288	177,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0 100	16	16	1.00	UT	0.00	0.00
2	0040	BARN,POLE	0 100	0	0	2.00	UT	300.00	300.00
3	0040	BARN,POLE	0 100	12	30	360.00	UT	3.00	3.00
4	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00
5	0264	PRCH,FSP	0 100	0	0	1.00	UT	0.00	0.00
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.56

REVIEW DATE	04/13/2017	BY	BC
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959 SE ROSSI DR, LAKE CITY	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0080	DECKING	0 100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0040	BARN,POLE	0 100	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
3	0040	BARN,POLE	0 100	12	30	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
4	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0264	PRCH,FSP	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF										4,330						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	1.56	AC		1.00	1.00	1.00	9,000.00	9,000.00

Total Acres: 1.56	Total Land Value: 14,040	Market: 0	Agricultural: 0	Common: 14,040
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				177,572	
TOTAL MARKET OB/XF VALUE				4,330	
TOTAL LAND VALUE - MARKET				14,040	
TOTAL MARKET VALUE				195,942	
SOH/AGL Deduction				86,807	
ASSESSED VALUE				109,135	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				58,413	
TOTAL JUST VALUE				195,942	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				195,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0565/0359	5/01/1985	WD	Q	I	01	35,000
GRANTOR:						
GRANTEE:						
0378/0186	5/01/1977	03	Q	I		21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W29 S24 E10 BAS= S16 E28 N16 W28\$ E28 UOP= S16 E10 N16 W10\$ E10 FCP= E14 N19 W14 S19\$ N19 FST= E14 N5W14 S5\$ N5 E4 N24 W23 S24\$.									