COMM NW COR OF SW1/4 OF SE1/4, R
E 702.19 FT, SE 181.53 FT, SW 24
SE 223.17 FT, SW ALONG NW'LY R/W

BROWN BRUCE/BROWN TOMI
959 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08332-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

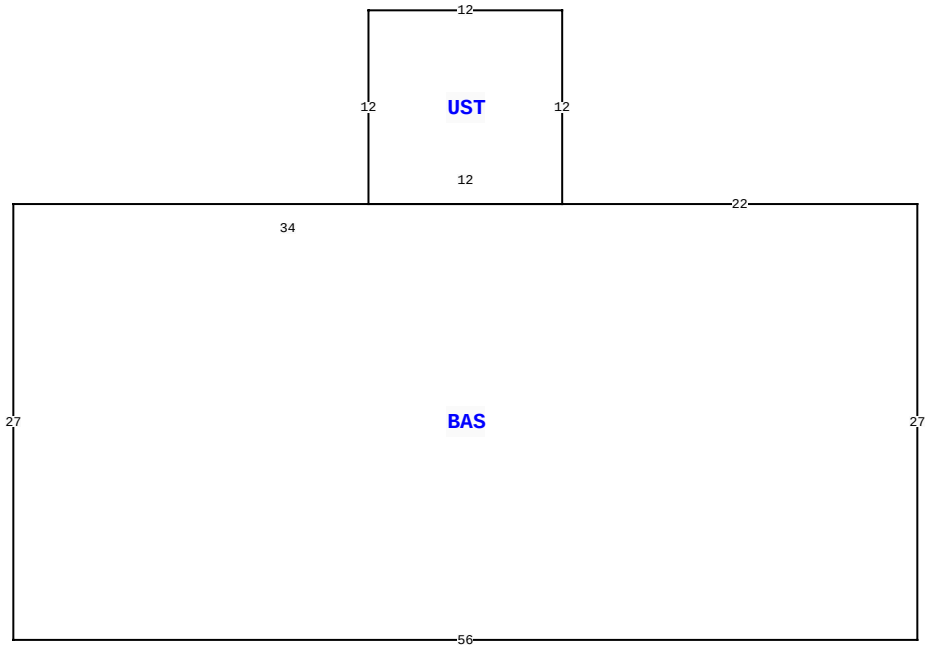
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100		1,512	105,229
UST	144	45		65	4,524
TOTALS	1,656			1,577	109,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,577	113.9000	107.07	168,849	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2021 Heated Area: 1512 HX Base Yr



997 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	109,752
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	10,350
TOTAL MARKET VALUE	127,902
SOH/AGL Deduction	2,308
ASSESSED VALUE	125,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,594
TOTAL JUST VALUE	127,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,967

PRMT:1:1: 14X60 79

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28478	M H	514	04/12/2010
7353	M H	60	07/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0317	11/16/2020	QC	U	V	11	100

GRANTOR: LOREN STEELE
GRANTEE: BRUCE & TOMI BROWN

1189/0024	2/11/2010	QC	U	V	11	100

GRANTOR: BRUCE & TOMI BROWN
GRANTEE: JOSHUA R & LOREN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UST= N12 W12 S12 E12$ W34 S27 E56 N27$.

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,350							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.15 Total Land Value: 10,350 Market: 0 Agricultural: 0 Common: 10,350 PRINTED 11/17/2025 BY SYS