

COMM NW COR OF SW1/4 OF SE1/4,
RUN S 231.83 FT TO N R/W OF A
50-FOOT RD, E 702.19 FT, SE

TICE JANA/VAUGHN JEREMY
1041 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08332-046



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
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	1,680	100		1,680	104,370
UST	112	45		50	3,107
TOTALS	1,792			1,730	107,476

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
4	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
5	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
6	0166	CONC, PAVMT	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	1.25

REVIEW DATE 04/13/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,730	110.9360	124.25	214,952	1975	1975	0	0	15	35.00	50.00
1 SINGLE FAM 100% - 2006 Heated Area: 1680 HX Base Yr 2006												
1041 SE ROSSI DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/29/2025 MLU												

TOTAL OB/XF												
2,100												

TOTAL OB/XF												
2,100												

Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		107,476		
TOTAL MARKET OB/XF VALUE		2,100		
TOTAL LAND VALUE - MARKET		13,750		
TOTAL MARKET VALUE		123,326		
SOH/AGL Deduction		56,257		
ASSESSED VALUE		67,069		
TOTAL EXEMPTION VALUE		HX HB	42,069	
BASE TAXABLE VALUE		25,000		
TOTAL JUST VALUE		123,326		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		123,326		
SALE:2:1: MTG C0 RESALE AFTER FORECLOSURE				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1064/1626	11/04/2005	WD	Q	I	01	10,000	
GRANTOR: LUCRETIA ROBINSON							
GRANTEE: JANA TICE AND JEREM							
1064/1624	10/31/2005	WD	Q	I		70,000	
GRANTOR: ROGER ROBINSON							
GRANTEE: JANA TICE AND JEREM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W42 UST= W14 S8 E14 N8S\$8 W14 S24 E56 N32\$.									

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