COMM SE COR OF SW1/4 OF SE1/4,
RUN W 800.2 FT FOR POB, CONT
W 868.10 FT, N 8.05 FT TO S

BETHEA STEVEN L/BETHEA LINDA S
892 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08332-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

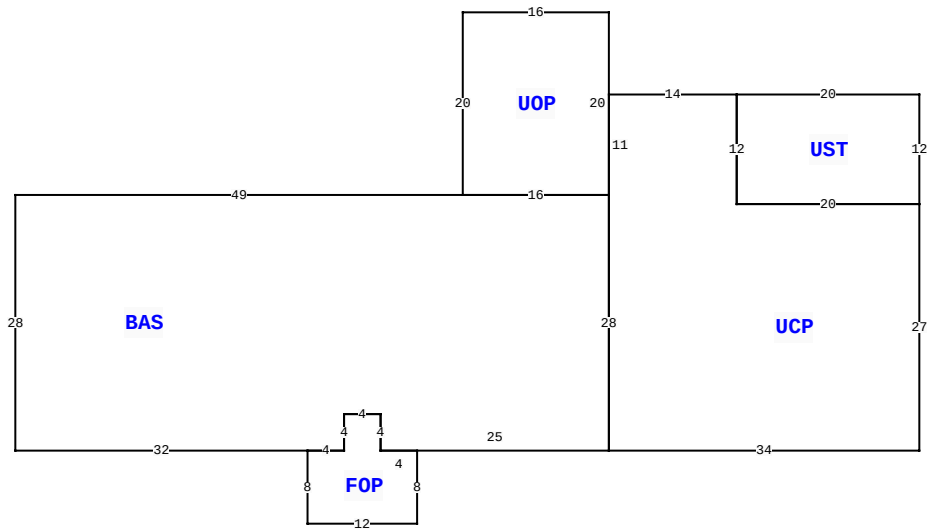
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 12417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100		1,804	51,046
FOP	112	35		39	1,104
UCP	1,086	20		217	6,140
UOP	320	25		80	2,264
UST	240	45		108	3,056
TOTALS	3,562			2,248	63,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,248	117.9000	70.74	159,024	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1804 HX Base Yr



892 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		63,610
TOTAL MARKET OB/XF VALUE		11,225
TOTAL LAND VALUE - MARKET		19,890
TOTAL MARKET VALUE		94,725
SOH/AGL Deduction		50,732
ASSESSED VALUE		43,993
TOTAL EXEMPTION VALUE	HX HB SX	43,993
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		94,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S28 E32 FOP= S8 E12N8 W4 N4 W4 S4 W4$ E4 N4 E4 S4E25 N28 UCP= S28 E34 N27 UST= N12 W20 S12 E20$ W20 N12 W14 S11$ UOP= N20 W16 S20 E16$W16$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	25	2012	2012	3	25	125	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,225

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	19,890							

REVIEW DATE 04/18/2017 BY BC Total Acres: 2.21 Total Land Value: 19,890 Market: 0 Agricultural: 0 Common: 19,890 PRINTED 11/17/2025 BY SYS