COMM SE COR OF SW1/4 OF SE1/4,
RUN W ALONG S LINE 477.58 FT
FT FOR POB, CONT W 322.62 FT,

OSTENDORF LARRY FRANCIS/OSTENDORF THERESA BROWN
982 SE ROSSI DR
LAKE CITY, FL 32025-2399

2026

12-4S-17-08332-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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

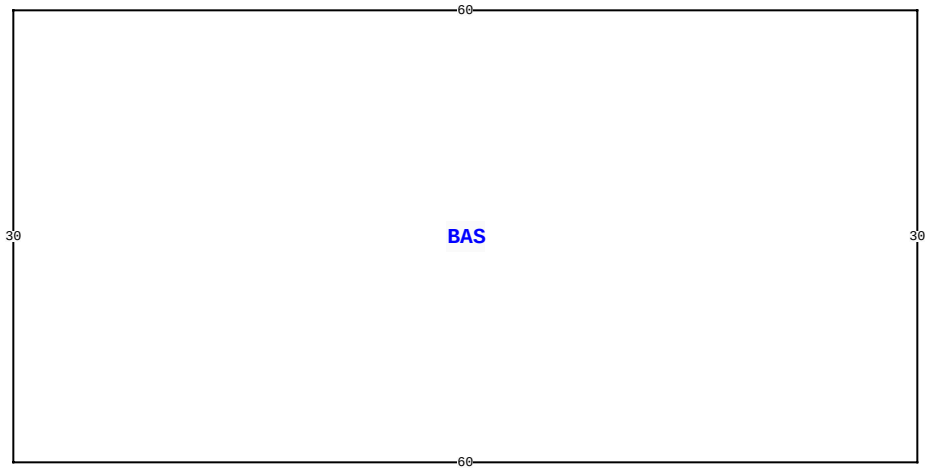
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	177,550
TOTALS	1,800			1,800	177,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	117.9000	110.83	199,494	2019	2019	0	0	0	11.00	89.00

4 MANUF 1 100% - 2020 Heated Area: 1800 HX Base Yr 2020



982 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		177,550
TOTAL MARKET OB/XF VALUE		21,750
TOTAL LAND VALUE - MARKET		13,410
TOTAL MARKET VALUE		212,710
SOH/AGL Deduction		85,380
ASSESSED VALUE		127,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,608
TOTAL JUST VALUE		212,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,700

BLDG:2:1: VILLAGE MH
XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37423	M H	375	11/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1127	12/18/2017	WD	Q	I	01	32,000
GRANTOR: BRUCE EDWARD JEWELL &						
GRANTEE: LARRY FRANCIS & THE						
1309/1946	2/16/2016	QC	U	V	11	100
GRANTOR: MARY V JEWELL						
GRANTEE: BRUCE EDWARD JEWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	50	2005	2005	3	50	300	
3	0031	BARN,MT AE	0	100	18	25	450.00	UT	15.00	15.00	100	2019	2019	3	100	6,750	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2019	2019	3	100	1,050	
6	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2019	2019	3	100	1,050	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,800	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
10	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,700	

TOTAL OB/XF 19,850

LAND DESCRIPTION

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	100		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,140							
2	9630	C	SWAMP	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	270.00	270.00	270							

REVIEW DATE 10/08/2020 BY RP Total Acres: 2.46 Total Land Value: 13,410 Market: 0 Agricultural: 0 Common: 13,410 PRINTED 11/17/2025 BY SYS

COMM SE COR OF SW1/4 OF SE1/4,
RUN W ALONG S LINE 477.58 FT
FT FOR POB, CONT W 322.62 FT,

OSTENDORF LARRY FRANCIS/OSTENDORF THERESA BROWN
982 SE ROSSI DR
LAKE CITY, FL 32025-2399

2026

12-4S-17-08332-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,550
TOTAL MARKET OB/XF VALUE		21,750
TOTAL LAND VALUE - MARKET		13,410
TOTAL MARKET VALUE		212,710
SOH/AGL Deduction		85,380
ASSESSED VALUE		127,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,608
TOTAL JUST VALUE		212,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1127	12/18/2017	WD	Q	I	01	32,000
GRANTOR: BRUCE EDWARD JEWELL &						
GRANTEE: LARRY FRANCIS & THE						
1309/1946	2/16/2016	QC	U	V	11	100
GRANTOR: MARY V JEWELL						
GRANTEE: BRUCE EDWARD JEWELL						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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

REVIEW DATE 10/08/2020 BY RP Total Acres: 2.46 Total Land Value: 13,410 Market: 0 Agricultural: 0 Common: 13,410 PRINTED 11/17/2025 BY SYS