COMM SE COR OF SW1/4 OF SE1/4,
RUN W 800.20 FT TO SE COR OF
LOT 17 PRICE CREEK ACRES S/D

BETHEA CHRISTOPHER M/BETHEA AMANDA E
958 SE ROSSI DR
LAKE CITY, FL 32025

**2026**

**12-4S-17-08332-053**

## 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 |

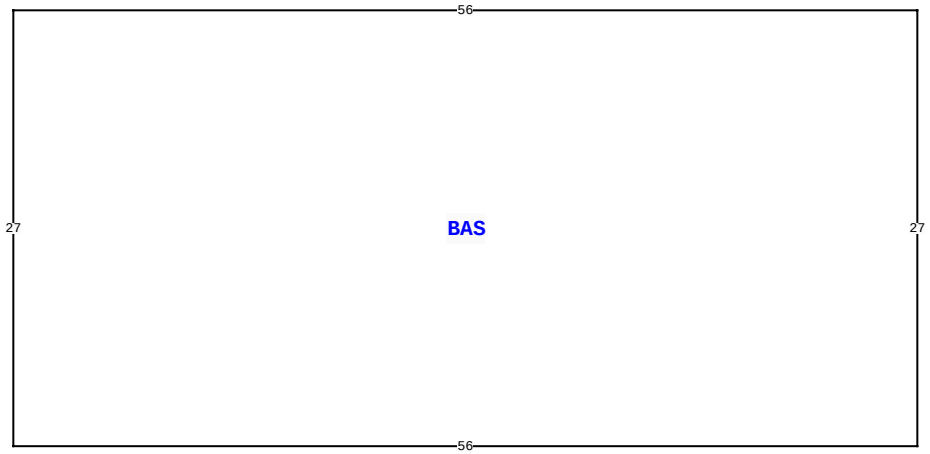
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 12417.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 89,040 |
| TOTALS | 1,512 | | | 1,512 | 89,040 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,512 | 113.9000 | 107.07 | 161,890 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2008 Heated Area: 1512 HX Base Yr 2008




958 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 | | 89,040 |
| TOTAL MARKET OB/XF VALUE | | 10,172 |
| TOTAL LAND VALUE - MARKET | | 12,540 |
| TOTAL MARKET VALUE | | 111,752 |
| SOH/AGL Deduction | | 46,632 |
| ASSESSED VALUE | | 65,120 |
| TOTAL EXEMPTION VALUE | HX HB | 40,120 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 111,752 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 116,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25522 | M H | 479 | 02/13/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1094/1406 | 8/24/2006 | WD | Q | V | 01 | 100 |

GRANTOR: STEVEN L & LINDA S BE

GRANTEE: CHRISTOPHER M & AMA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 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 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,386 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,386 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,172

| 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 | 1.14 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 12,540 | | | | | | | |

REVIEW DATE 04/18/2017 BY BC Total Acres: 1.14 Total Land Value: 12,540 Market: 0 Agricultural: 0 Common: 12,540 PRINTED 11/17/2025 BY SYS