

POTTER BRETT/SMITH DANIELLE
1044 SE ROSSI DR
LAKE CITY, FL 32024

12-4S-17-08332-055

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		04		SINGLE SID 100		0100		01		1,809		96.5000		108.08		195,517		1982		1982		0		0		0 35.00		65.00		VALUATION BY					STANDARD						
Roof Structur		08		IRREGULAR 100		1		SINGLE FAM		100%		- 2020				Heated Area: 1803												HX Base Yr 2020		Tax Group: 3					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					127,086						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					400						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					28,250						
Interior Floo		06		VINYL ASB 10																										TOTAL MARKET VALUE					155,736						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					54,542						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					101,194						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				2 100																										BASE TAXABLE VALUE					50,472						
Frame		01		NONE 100																										TOTAL JUST VALUE					155,736						
Stories				1. 100																										NCON VALUE					0						
Architectual		05		1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					155,736						
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		1,803		100				1,803		126,664																															
FOP		21		30				6		421																															
TOTALS		1,824						1,809		127,086																															
EXTRA FEATURES																																									
1044 SE ROSSI DR, LAKE CITY																																									
BLD DATE																																									
XF DATE																																									
INC DATE																																									
L N		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		0296		SHED METAL		0 100		0 0		1.00		UT 0.00				0.00		100		2017		2017		3		100		400													