

COMM AT SW COR OF SE1/4 OF SW
1/4, RUN E 13.37 FT FOR POB,
RUN N 342.67 FT, E 445.03 FT,

HOLMES WENDY KLAY
657 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08332-082



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100

Quality	07	07
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	2,678	100		2,678	322,448
FGR	484	55		266	32,028
FOP	80	30		24	2,890
FOP	288	30		86	10,355
PTO	408	5		20	2,408
TOTALS	3,938			3,074	370,129

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		846.00	UT 3.00
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

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	5.00

REVIEW DATE 04/18/2017 BY BC

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,074	147.2700	164.94	507,026	2007	2007	0	0
1 SINGLE FAM 100% - 2020 Heated Area: 2678 HX Base Yr 2020									
657 SE ROSSI DR, LAKE CITY									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
11,538									
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	5.00

Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					370,129				
TOTAL MARKET OB/XF VALUE					11,538				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					421,667				
SOH/AGL Deduction					91,567				
ASSESSED VALUE					330,100				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					279,378				
TOTAL JUST VALUE					421,667				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					429,272				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36437	REMODEL	263	03/14/2018
25542	SFR	770	02/19/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1354/1300	2/28/2018	WD	Q	I	01	325,000	
GRANTOR: LONNIE & TAMMIE JOHNS							
GRANTEE: WENDY KLAY HOLMES							
1103/1636	10/26/2006	WD	Q	V	03	25,000	
GRANTOR: BRAD & BETSY DICKS							
GRANTEE: LONNIE & TAMMIE JOH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 PTO= N12 W34 S12 E34\$ FOP= W24 S12 E24 N12\$ S12 W24 N12 W22 S40 FGR= S23 E11 N2 E11 N21 W22 \$ E22 S10 E9 FOP= S4 E13 N4 W3 N4 W7 S4 W3\$ E3 N4 E7 S4 E12 N3 E12 N47\$.									