COMM AT NE COR OF SE1/4, RUN S 3
210.02 FT FOR POB, CONT W 461.33
FT, CONT W 461.33 FT, N 333.55 F

ROSSIN CLARENCE H
567 NW ROSSIN CT
LAKE CITY, FL 32055

2026

15-3S-16-02144-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	15316.00	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

665 NW ROSSIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,650
TOTAL LAND VALUE - MARKET	24,570
TOTAL MARKET VALUE	22,767
SOH/AGL Deduction	0
ASSESSED VALUE	22,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,767
TOTAL JUST VALUE	39,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049471	Mobile Home		03/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/1099	2/28/2025	LE	U	I	14	100
GRANTOR: ROSSIN CLARENCE H						
GRANTEE: ROSSIN CLARENCE H (						
1482/2716	1/17/2023	LE	U	I	14	100
GRANTOR: ROSSIN CLARENCE H						
GRANTEE: ROSSIN CLARENCE H (						

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
1	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0266	PRCH,FEP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 14,650

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	445.00	445.00	1,117							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	7,000.00	7,000.00	17,570							
3	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 02/17/2023 BY KS Total Acres: 3.51 Total Land Value: 8,117 Market: 17,570 Agricultural: 1,117 Common: 7,000 PRINTED 11/18/2025 BY SYS