

COMM NE COR OF SE1/4, RUN S
210 FT FOR POB, CONT S 210 FT,
W 210 FT, N 210 FT, E 210 FT

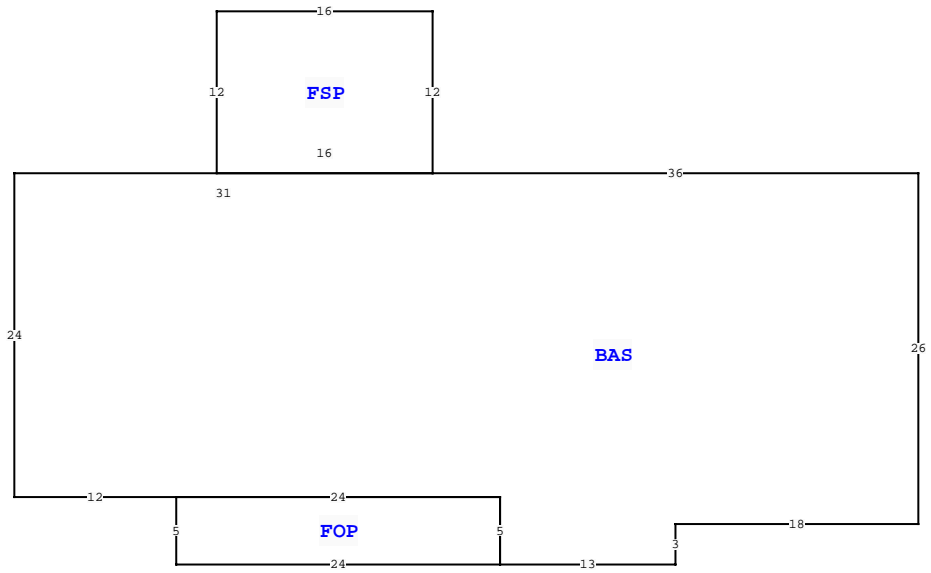
ROSSIN RONALD
593 NW ROSSIN CT
LAKE CITY, FL 32055

2025

15-3S-16-02144-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	15316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,709	100	
FOP	120	30	
FSP	192	40	
TOTALS	2,021		
		1,822	129,041

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,822	97.2846	108.96	198,525	1993	1993	0	0	35.00	65.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1709 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			129,041
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			143,341
SOH/AGL Deduction			49,073
ASSESSED VALUE			94,268
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			43,546
TOTAL JUST VALUE			143,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/0391	6/03/2016	QC	U	I	11	100
GRANTOR: ASHLEY ROSSIN						
GRANTEE: RONALD ROSSIN						
1312/2239	4/07/2016	QC	U	I	11	100
GRANTOR: SHEILA ROSSIN (UND 50)						
GRANTEE: ASHLEY ROSSIN						

EXTRA FEATURES																
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	100.00	100	2023	2022		100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	100	2023	2022		100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	100	2023	2022		100	500	

TOTAL OB/XF													
800													
567 NW ROSSIN CT, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/07/2025 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W36 FSP= N12 W16 S12 E16\$ W31 S24 E12 FOP= S5 E24N5 W24\$ E24 S5 E13 N3 E18 N26\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.90	15,000.00	13,500.00	6,750							
2	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.90	15,000.00	13,500.00	6,750							