

COMM AT NE COR OF SE1/4 OF SEC
RUN S 419.76 FT FOR POB, CONT
S 246.63 FT, W 672.97 FT, CONT

ROSSIN WENDY R
590 NW ROSSIN CT
LAKE CITY, FL 32055

2026

15-3S-16-02144-018



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
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
BAS	1,895	100		1,895	195,329
FGR	528	55		290	29,892
FOP	140	30		42	4,329
FSP	220	40		88	9,070
TOTALS	2,783			2,315	238,622

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,315	109.5640	122.71	284,074	2009	2009	0	0	0 16.00	84.00
2 SINGLE FAM		100% - 2010		Heated Area: 1895				HX Base Yr 2010			
The diagram is a floor plan with the following dimensions and area labels: FSP (Front Porch): Located at the top left. Dimensions: 29 (top), 8 (left), 24 (bottom), 7 (right), 3 (top right). BAS (Basement): The largest central area. Dimensions: 27 (top), 36 (right), 20 (bottom right), 20 (bottom left), 14 (left), 7 (left). FOP (Front Porch): Located at the bottom left. Dimensions: 20 (bottom), 7 (right). FGR (Front Garden): Located at the bottom right. Dimensions: 24 (left), 24 (right), 22 (bottom).											
BLD DATE						LGL DATE		04/07/2025			
XF DATE						LAND DATE		MLU			