LOT 8 SUNSET ACRES S/D.
518-326, 808-863, FJ 1464-2518,

ROSSELL MELISSA KERCE
113 SW CROSSBOW PL
LAKE CITY, FL 32024

2026

15-4S-16-02986-008

BUILDING CHARACTERISTICS

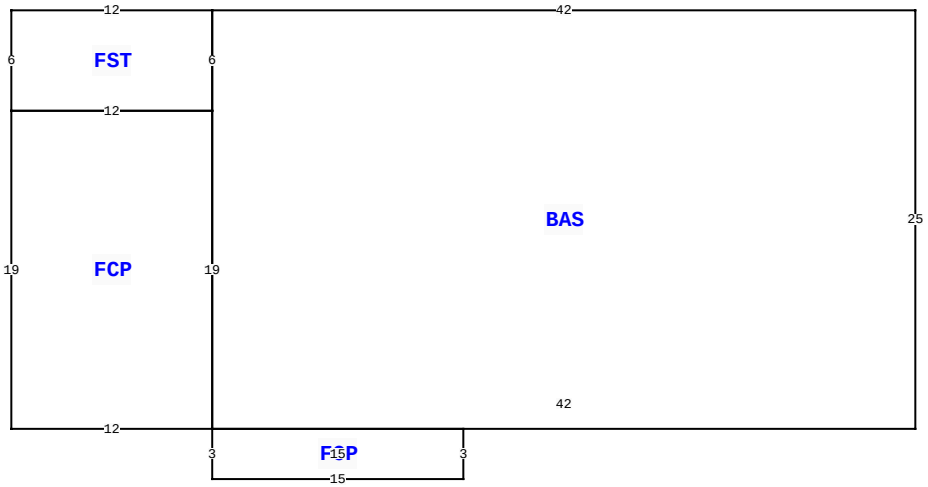
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	85,845
FCP	228	25		57	4,660
FOP	45	30		14	1,145
FST	72	55		40	3,270
TOTALS	1,395			1,161	94,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	112.3020	125.78	146,031	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1050 HX Base Yr



113 SW CROSSBOW PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,920
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	130,270
SOH/AGL Deduction	0
ASSESSED VALUE	130,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,270
TOTAL JUST VALUE	130,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/2226	12/03/2024	WD	U	I	11	100
GRANTOR: ROSELL RONALD E						
GRANTEE: ROSSELL MELISSA KER						
0808/0863	7/24/1995	WD	Q	I		42,500
GRANTOR: BETTY J LESLIE						
GRANTEE: RONALD E ROSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S6 E12 N6$S6 FCP= W12 S19 E12 N19$ S19 FOP= S3 E15 N3 W15$ E42 N25$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0100	C	SFR	0		RSF-	1103.00	299.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/01/2024 BY KS Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/10/2025 BY SYS