COMM NE COR OF NW1/4 OF NE1/4, R
W 25 FT, SW 40 DEG 872.76 FT FOR
DEG 137.79 FT, W 31.75 FT, NW 49

TRIMBLE COLTON/RODRIGUEZ ANGELY
261 SW CROSSBOW PL
LAKE CITY, FL 32024

2026

15-4S-16-02987-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

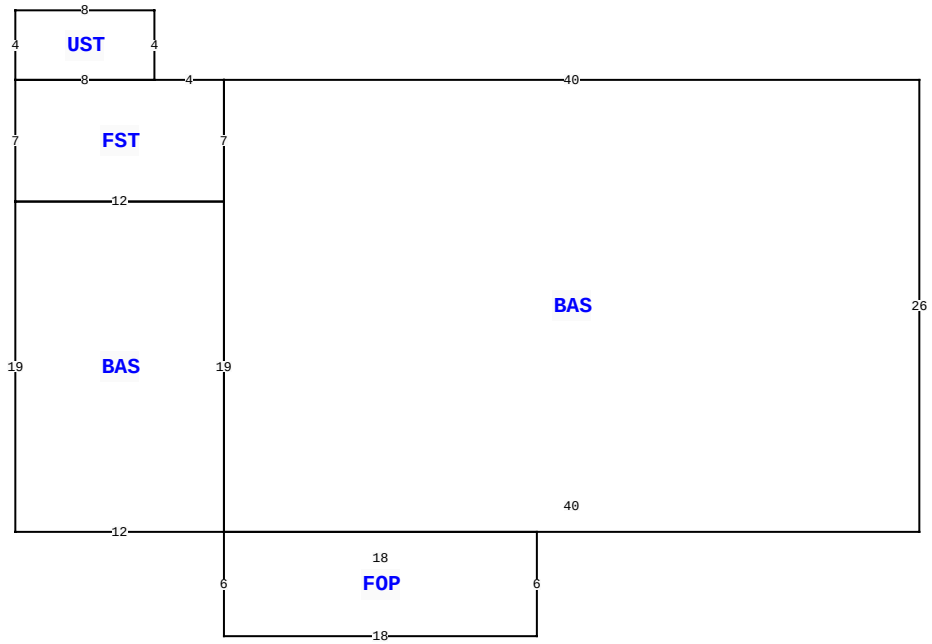
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	27,155
BAS	1,040	100		1,040	123,863
FOP	108	30		32	3,811
FST	84	55		46	5,479
UST	32	45		14	1,667
TOTALS	1,492			1,360	161,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	139.9200	156.71	213,126	1976	2005	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 0 Heated Area: 1268 HX Base Yr



261 SW CROSSBOW PL, 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	161,976
TOTAL MARKET OB/XF VALUE	1,496
TOTAL LAND VALUE - MARKET	15,620
TOTAL MARKET VALUE	179,092
SOH/AGL Deduction	78,578
ASSESSED VALUE	100,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,514
TOTAL JUST VALUE	179,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,713

SALE:2:1: FORECLOSURE

SALE:1:1: FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/1066	2/07/2025	WD	U	I	41	255,000
GRANTOR: FOREST WAYNE ROSSBORO						
GRANTEE: TRIMBLE COLTON						
1294/0992	5/11/2015	CT	U	I	18	39,000
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: FOREST W & MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S7 S19 E40 N26 $
BAS=[ORIG=-40,7] W12 S19 E12 N19 $
FOP=[ORIG=-40,26] S6 E18 N6 W18 $
FST=[ORIG=-40,0] W4 W8 S7 E12 N7 $
UST=[ORIG=-44,0] N4 W8 S4 E8 $
.

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	800	
2	0166	CONC,PAVMT	0	0	12	33	396.00	UT	2.00	2.00	50	1993	1993	3	50	396	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,496

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-1	0.00	0.00	0.71	AC		1.00	1.00	1.00	22,000.00	22,000.00	15,620							

REVIEW DATE 08/02/2024 BY KS Total Acres: 0.71 Total Land Value: 15,620 Market: 0 Agricultural: 0 Common: 15,620 PRINTED 11/12/2025 BY SYS