COMM 27.45 FT E & 340 FT S OF NW
NW1/4 FOR POB, RUN E 636.10 FT,
FT, W 391.20 FT, N 90.16 FT, W 2

ROSSIGNOL BEVERLY A
937 SW UPCHURCH AVE
LAKE CITY, FL 32024

2026

15-4S-16-02991-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

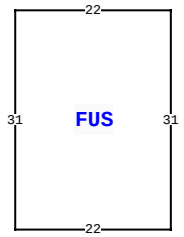
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	15416.00	1.00/

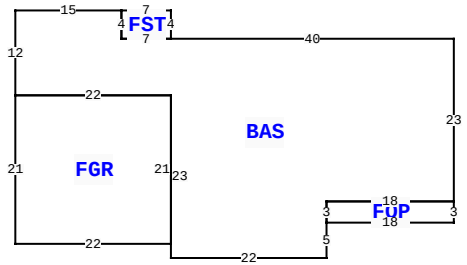
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100		1,332	102,519
FGR	462	55		254	19,549
FOP	54	30		16	1,232
FST	28	55		15	1,154
FUS	682	100		682	52,491
TOTALS	2,558			2,299	176,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	105.7203	118.41	272,225	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2014 HX Base Yr





937 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,946
TOTAL MARKET OB/XF VALUE		612
TOTAL LAND VALUE - MARKET		37,530
TOTAL MARKET VALUE		215,088
SOH/AGL Deduction		86,426
ASSESSED VALUE		128,662
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		72,940
TOTAL JUST VALUE		215,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050693	Roof Replacement	15,000	08/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1376/0092	1/10/2019	LE	U	I	14	100

GRANTOR: BEVERLY A ROSSIGNOL (

GRANTEE: LAURENCE F ROSSIGNO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= N4 W7 S4 E7$ W7 N4 W15 S12 FGR= S21 E22 N21 W22$ E22 S23 E22 N5 FOP= E18 N3 W18 S3$ N3 E18 N23$ PTR=N30 FUS= N31 W22 S31 E22$ S30$.

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	100	17	24	408.00	UT	2.00	2.00	75	1993	1993	3	75	612	

LAND DESCRIPTION

TOTAL OB/XF 612

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	100		00	0.00	0.00	4.17	AC		1.00	1.00	1.00	9,000.00	9,000.00	37,530							

REVIEW DATE 09/25/2024 BY JS Total Acres: 4.17 Total Land Value: 37,530 Market: 0 Agricultural: 0 Common: 37,530 PRINTED 11/19/2025 BY SYS