COMM SE COR OF E1/2 OF SW1/4
OF NW1/4, RUN N 320 FT, W
ALONG S R/W OF GRADED RD 583

ROSSIN MARY A
687 NW WINFIELD ST
LAKE CITY, FL 32055

2026

17-3S-17-04993-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

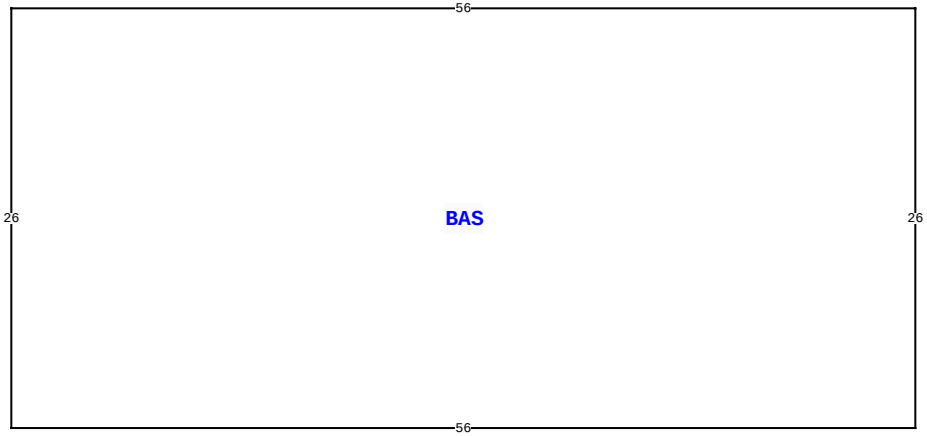
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	32,521
TOTALS	1,456			1,456	32,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	93.0690	55.84	81,303	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 1456 HX Base Yr



295 NW LAYTON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	32,521
TOTAL MARKET OB/XF VALUE	6,900
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	47,821
SOH/AGL Deduction	5,831
ASSESSED VALUE	41,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,990
TOTAL JUST VALUE	47,821
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,821

BLDG:2:1: GREEN & WHITE:ASSESSED ON DEED-LIVES HER
SALE:1:1: 1.05 AC & 2 MH'S
BLDG:1:1: TAN & WHITE:ASSESSED ON DEED
XFOB:1:1: SHEB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13142	M H	125	10/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1131/1251	9/18/2007	WD	Q	I		45,000
GRANTOR: RANDY RHODEN						
GRANTEE: MARY A ROSSIN						
0932/1507	7/27/2001	WD	Q	I		44,900
GRANTOR: JESSIE & FRANCES O'BR						
GRANTEE: RANDY RHODEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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	0200	C	MBL HM	0		00	0.00	0.00	0.55	AC		1.00	1.00	1.00	8,000.00	8,000.00	4,400							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	4,000							

REVIEW DATE 08/14/2015 BY DF Total Acres: 1.05 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/18/2025 BY SYS