COMM SE COR OF SW1/4 OF SE1/4,
RUN W 48.97 FT, N 28.35 FT TO
N R/W SR-242, W ALONG R/W

ROSSIN FELICIA LYNELL
861 SW CR 242A
LAKE CITY, FL 32025-2121

2026

20-4S-17-08622-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

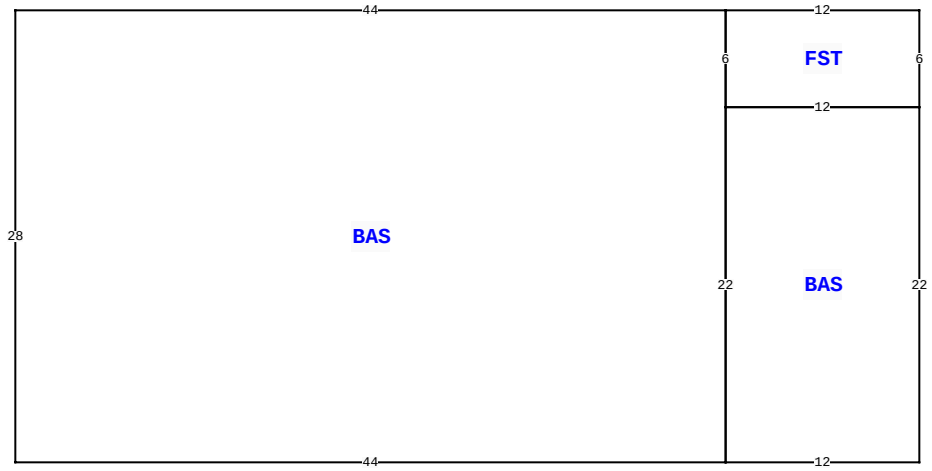
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	13,840
BAS	1,232	100		1,232	64,585
FST	72	55		40	2,097
TOTALS	1,568			1,536	80,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	72.0106	80.65	123,878	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1496 HX Base Yr 2017



861 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		80,521
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		94,881
SOH/AGL Deduction		38,489
ASSESSED VALUE		56,392
TOTAL EXEMPTION VALUE	HX HB	31,392
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,881

SALE:2:1: CERTIFICATE OF TITLE

SALE:1:1: 1 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043591	Remodel	10,244	01/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0768/0250	11/19/1992	WD	Q	I		35,000
GRANTOR: FL CREDIT UNION						
GRANTEE: ROSSIN-HIGHLAND						
0757/0492	2/14/1992	CT	U	I	11	32,000
GRANTOR: ISIAH COKER JR						
GRANTEE: FL CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E44 BAS= E12 N22 W12 S22$ N22 FST= E12 N6 W12 S6$ N6$.

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	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 360

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 05/18/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/10/2025 BY SYS