

COMM 679.14 FT W OF NE COR OF SE
FOR POB, RUN W 192.50 FT, S 204.
192.31 FT, N 204.57 FT TO POB.

ROSSIGNOL MARIA G
403 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03181-013

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		06
NEIGHBORHOOD/LOC	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100		1,416	162,024
FOP	72	30		22	2,518
FOP	114	30		34	3,890
PTO	72	5		4	458

TOTALS	1,674			1,476	168,890
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0296	SHED METAL	0	100	10	16	
2	0166	CONC, PAVMT	0	100	5	12	
3	0169	FENCE/WOOD	0	100	50	5	
4	0070	CARPORT UF	0	100	0	0	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

REVIEW DATE	07/10/2019	BY	KR
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,476	127.7040	143.03	211,112	2005	2005	0	0	0 20.00	80.00
1 SINGLE FAM 100% - 2006 Heated Area: 1416 HX Base Yr 2006											

403 SW BURNETT LN, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,720											

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5,720											

Total Acres: 0.90	Total Land Value: 23,000	Market: 0	Agricultural: 0	Common: 23,000
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COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						168,890					
TOTAL MARKET OB/XF VALUE						5,720					
TOTAL LAND VALUE - MARKET						23,000					
TOTAL MARKET VALUE						197,610					
SOH/AGL Deduction						65,454					
ASSESSED VALUE						132,156					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						76,434					
TOTAL JUST VALUE						197,610					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						199,721					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23395	SFR	426	07/20/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1451/1545	11/01/2021	PB	U	I	18		0		
GRANTOR: ROSSIGNOL ROBERT J									
GRANTEE: ROSSIGNOL MARIA G									
1048/1869	6/03/2005	WD	U	V	08		14,100		
GRANTOR: JESSE L MURRILL									
GRANTEE: ROBERT J ROSSIGNOL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W21 PTO= W12 S6 E12 N6\$ S6 FOP= W12 S6 E12 N6\$ S6 W12 N6 W12 S35 E12 N6 FOP= E21 N4 W3 N2 W15 S2 W3 S4\$ N4 E3 N2 E15 S2 E3 S10 E12 N17 E3 N9 W3 N15\$.											

OTHER ADJUSTMENTS AND NOTES											

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