

COMM SW COR OF NW1/4 OF SE1/4
RUN E ALONG N R/W OF CO RD 945
FT FOR POB, RUN N 210 FT, E

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

2026

34-2S-16-01854-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 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	MKT AREA	03
NEIGHBORHOOD/LOC 34216.00 1.00/		

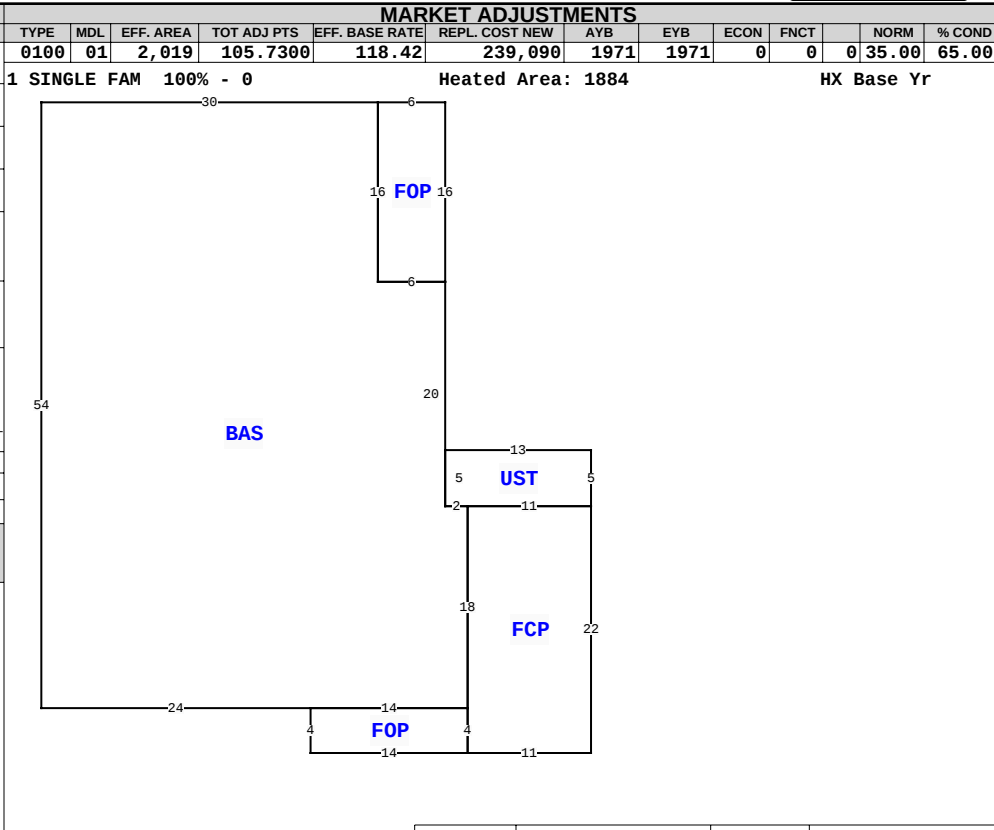
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100		1,884	145,017
FCP	242	25		60	4,618
FOP	56	30		17	1,308
FOP	96	30		29	2,232
UST	65	45		29	2,232

TOTALS	2,343			2,019	155,408
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00
3	0294	SHED WOOD/	0	100	0	0		1.00 UT 0.00	0.00
4	0296	SHED METAL	0	100	0	0		1.00 UT 0.00	0.00

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

REVIEW DATE	02/15/2023	BY	KS
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687 NW WINFIELD ST, LAKE CITY

TOTAL OB/XF									
2,500									

TOTAL OB/XF									
2,500									

Total Acres: 1.00	Total Land Value: 9,500	Market: 0	Agricultural: 0	Common: 9,500
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		155,408
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		167,408
SOH/AGL Deduction		88,489
ASSESSED VALUE		78,919
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		28,197
TOTAL JUST VALUE		167,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 S54 E24 FOP= S4 E14N4 W14\$ E14 FCP= S4 E11 N22 W11 S18\$ N18 UST= E11 N5 W13S5 E2\$ W2 N20 FOP= N16 W6 S16E6\$ W6 N16\$.									