E DIV: BEG SW COR OF LOT 2 BLOCK
RUN E 69 FT, N 49 FT, W 69 FT, S

ROSSIN DAWN J
161 SE MURRAY TER
LAKE CITY, FL 32055

**2027**

**00-00-00-12926-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 07

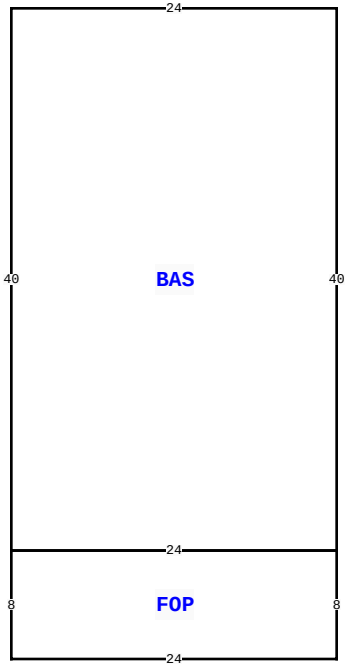
NEIGHBORHOOD/LOC 860317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 59,823 |
| FOP | 192 | 30 | | 58 | 3,614 |
| TOTALS | 1,152 | | | 1,018 | 63,437 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,018 | 87.1520 | 95.87 | 97,596 | 1947 | 1947 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 960 HX Base Yr 1995




161 SE MURRAY TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 63,437 |
| TOTAL MARKET OB/XF VALUE | | 200 |
| TOTAL LAND VALUE - MARKET | | 4,818 |
| TOTAL MARKET VALUE | | 68,455 |
| SOH/AGL Deduction | | 39,823 |
| ASSESSED VALUE | | 28,632 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 3,632 |
| TOTAL JUST VALUE | | 68,455 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 69,607 |

SALE:1:1: PART LOT 2 BLK 1 MURRAY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1941 | ADDN SFR | 54 | 11/29/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1428/21 | 1/04/2021 | QC | U | I | 11 | 100 |
| GRANTOR: LEAHY DAWN R | | | | | | |
| GRANTEE: CURRY JARVIS M | | | | | | |
| 0789/0389 | 4/14/1994 | WD | Q | I | | 17,500 |
| GRANTOR: HARRY MOSELEY | | | | | | |
| GRANTEE: DAWN J ROSSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S40 FOP= S8 E24 N8 W24$ E24 N40$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 200

| 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 | | *RSF | -349.00 | 69.00 | 3,381.00 | SF | | 1.00 | 1.00 | 1.50 | 0.95 | 1.43 | 4,818 | | | | | | | |

REVIEW DATE 12/05/2016 BY DF Total Acres: 0.08 Total Land Value: 4,818 Market: 0 Agricultural: 0 Common: 4,818 PRINTED 11/17/2026 BY SYS