E DIV: ALL BLOCK 285 & W 34 FT O
THE S 40 FT OF W 100 FT OF BLK 2

ROSSEE RONALD D/ROSSEE CONSTANCE W
263 SE VICKERS TERR
LAKE CITY, FL 32025

2027

00-00-00-13312-000

BUILDING CHARACTERISTICS

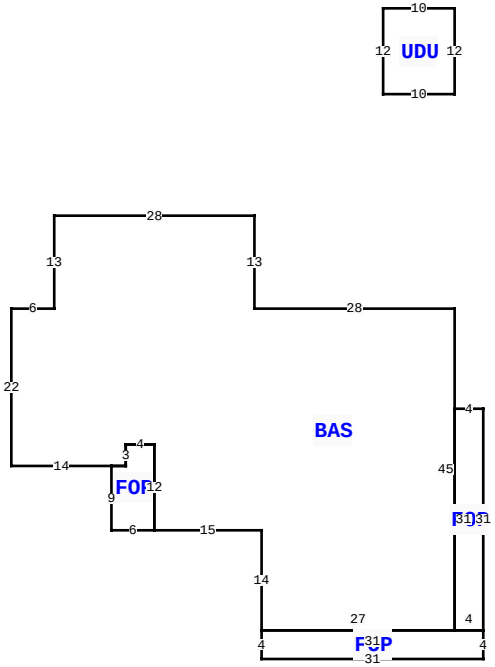
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100		2,472	199,195
FOP	66	30		20	1,611
FOP	124	30		37	2,982
FOP	124	30		37	2,982
UDU	120	55		66	5,318
TOTALS	2,906			2,632	212,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	112.7000	123.97	326,289	1937	1937	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2472 HX Base Yr 1999



263 SE VICKERS TER, LAKE CITY

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

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	1999	1999	3	40	13,440	
3	0166	CONC,PAVMT	0	100	10	60	600.00	UT	1.50	1.50	100	1999	1999	3	100	900	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		266,173
TOTAL MARKET OB/XF VALUE		14,590
TOTAL LAND VALUE - MARKET		54,844
TOTAL MARKET VALUE		335,607
SOH/AGL Deduction		111,027
ASSESSED VALUE		224,580
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		168,169
TOTAL JUST VALUE		335,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,438

LAND:2:1: 1870 SQ FT

SALE:2:1: 3 DEEDS 22,500, 22,500 & 45,000(1272THRU

SALE:1:1: 3 DEEDS 22,500, 22,500 & 45,000(1272THRU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1539	POOL	90	05/12/1999
033	REMODEL	3,600	03/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/0599	8/28/1998	WD	Q	I		131,500
GRANTOR: ZAHNER						
GRANTEE: ROSSEE						
0746/1272	5/15/1991	WD	Q	I		90,000
GRANTOR: BUTLER ESTATE						
GRANTEE: JOE ZAHNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N13 W28 S13 W6 S22 E14FOP= S9 E6 N12 W4 S3 W2$ E2 N3 E4 S12 E15 S14 FOP= S4 E31 N4 W31$ E27 FOP= E4 N31 W4 S31$N45$ PTR=N30 UDU= N12 W10 S12 E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 14,590

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	0133	C	SFR LAKE	100		*RSF-3	0.00	0.00	30,125.00	SF		1.00	1.00	1.00	1.75	1.75	52,719							
2	9520	C	LAKE	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25.00	25.00	25							
3	0133	C	SFR LAKE	0			0.00	0.00	1,200.00	SF		1.00	1.00	1.00	1.75	1.75	2,100							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.72 Total Land Value: 54,844 Market: 0 Agricultural: 0 Common: 54,844 PRINTED 11/17/2026 BY SYS

E DIV: ALL BLOCK 285 & W 34 FT O
THE S 40 FT OF W 100 FT OF BLK 2

ROSSEE RONALD D/ROSSEE CONSTANCE W
263 SE VICKERS TERR
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BUILDING CHARACTERISTICS

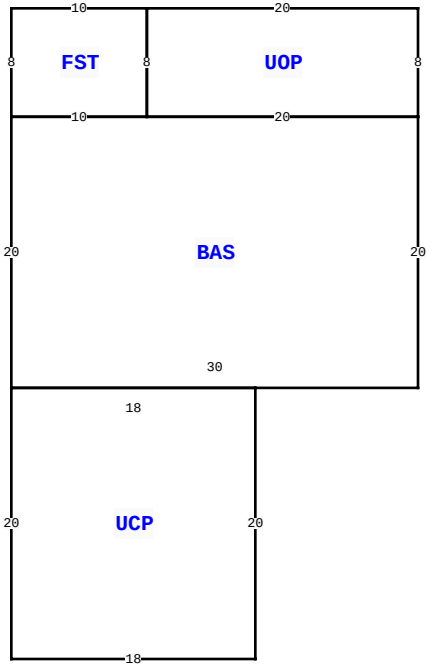
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	43,384
FST	80	55		44	3,182
UCP	360	20		72	5,206
UOP	160	20		32	2,314
TOTALS	1,200			748	54,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	748	101.1240	111.24	83,208	1938	1938	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 1999 Heated Area: 600 HX Base Yr 1999



263 SE VICKERS TER, LAKE CITY

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XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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GRANTOR: BUTLER ESTATE						
GRANTEE: JOE ZAHNER						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W10 S8 E10 N8$ UOP= S8 BAS= W10 S20 UCP= S20 E18 N20 W18$ E30 N20 W20$ E20 N8 W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.72 Total Land Value: 54,844 Market: 0 Agricultural: 0 Common: 54,844 PRINTED 11/17/2026 BY SYS