S DIV: LOT 1 BLOCK B OLIVIA ADDI
804-1304, DC WATES PEACOCK 842-1

ROSSIN ELIZABETH INEZ
403 SE WALDRON TER
LAKE CITY, FL 32025

2027

00-00-00-13515-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

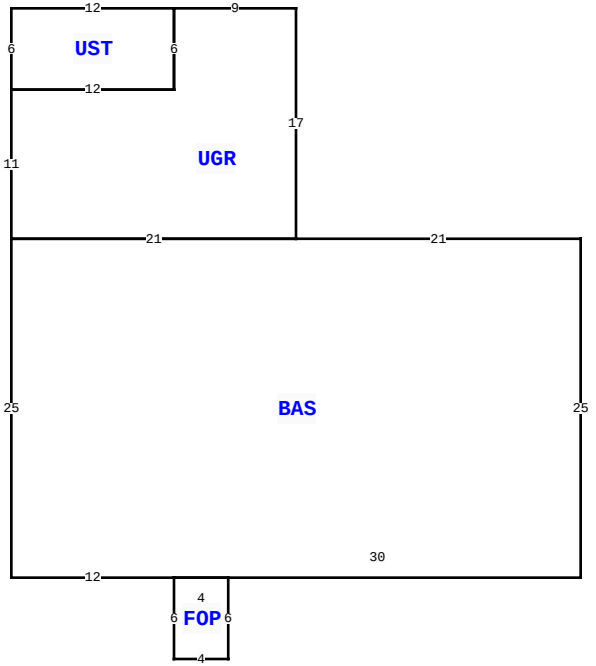
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	87,381
FOP	24	30		7	582
UGR	285	45		128	10,652
UST	72	45		32	2,663
TOTALS	1,431			1,217	101,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,217	116.3880	128.03	155,813	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1050 HX Base Yr 1998



403 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		101,278
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		9,595
TOTAL MARKET VALUE		111,323
SOH/AGL Deduction		57,764
ASSESSED VALUE		53,559
TOTAL EXEMPTION VALUE	HX HB	28,559
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,158

SALE:2:1: LOT 1 BLK B OLIVIA ADDITION I $.70 STA

LAND:1:1: 58X145 +1,812 SF= 10,222 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1288	7/18/1997	WD	Q	I		29,714
GRANTOR: HAZEL L STARNES (FKA						
GRANTEE: ROSSIN						
0804/1304	4/24/1995	WD	Q	I	02	0
GRANTOR: WATES B PEACOCK						
GRANTEE: WATES B & HAZEL LOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UGR= N17 W9 UST= W12 S6 E12 N6$ S6 W12 S11 E21$W21 S25 E12 FOP= S6 E4 N6 W4$E30 N25$.

LAND DESCRIPTION

TOTAL OB/XF 450

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-3	0.00	0.00	10,100.00	SF		1.00	1.00	1.00	0.95	0.95	9,595							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.23 Total Land Value: 9,595 Market: 0 Agricultural: 0 Common: 9,595 PRINTED 11/17/2026 BY SYS