LOT 1 CROSS CREEK ESTATES & A
PART OF LOT 2 CROSS CREEK EST
DESC AS: BEG AT NE COR OF SAID

MRC ROMEO PROPERTIES LLC
546 5TH STREET
MACCLENNY, FL 32063

**2027**

**06-4S-17-08020-101**

## BUILDING CHARACTERISTICS

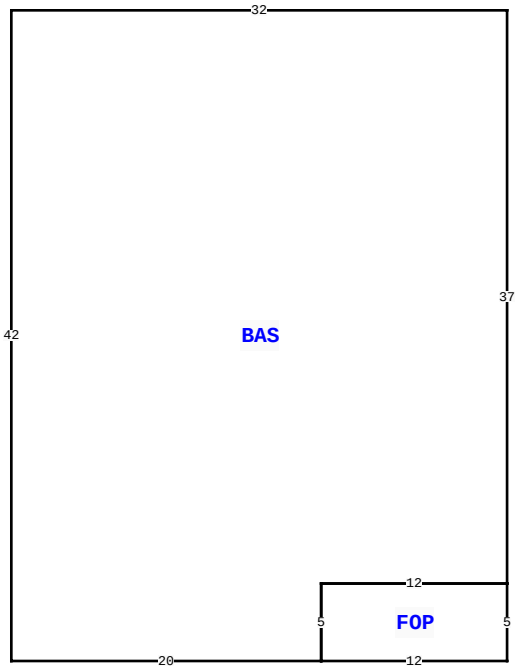
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Common Wall | | 40 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 1 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.0800 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,284 | 100 | | 1,284 | 109,901 |
| FOP | 60 | 30 | | 18 | 1,541 |
| TOTALS | 1,344 | | | 1,302 | 111,441 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1200 | 01 | 1,302 | 103.6000 | 105.67 | 137,582 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 TOWNHOUSE 0% - 0 Heated Area: 1284 HX Base Yr




973 SW ROSSBROUGH CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| 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 | 0 | 0 | 0 | 608.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 1,824 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 111,441 |
| TOTAL MARKET OB/XF VALUE | 1,824 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 135,765 |
| SOH/AGL Deduction | 6,601 |
| ASSESSED VALUE | 129,164 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 129,164 |
| TOTAL JUST VALUE | 135,765 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,765 |

SALE:1:1: 2005 SALE IS FOR 6 LOTS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3638 | MULTIFAM | 686 | 03/14/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1312/1783 | 3/31/2016 | WD | U | I | 30 | 77,500 |
| GRANTOR: JOSEPH B CANNON | | | | | | |
| GRANTEE: MRC ROMEO PROPERTIE | | | | | | |
| 1200/0793 | 8/19/2010 | WD | U | I | 12 | 67,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: JOSEPH B CANNON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S42 E20 FOP= E12 N5 W12 S5$ N5 E12 N37$.

## LAND DESCRIPTION

TOTAL OB/XF 1,824

| 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 | 0 | | *RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.10 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS