LOT 7 CROSS CREEK ESTATES.
1046-1940, WD 1451-1419, LE 1454

JONES SHARON
1029 SW ROSSBOROUGH CT
LAKE CITY, FL 32025

**2027**

**06-4S-17-08020-107**

## BUILDING CHARACTERISTICS

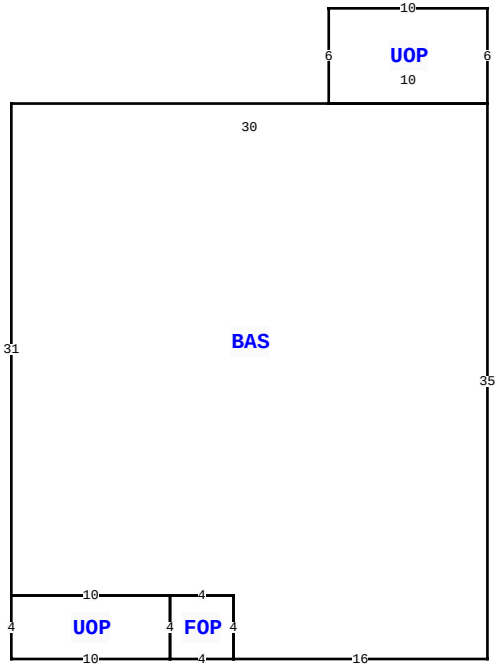
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Common Wall | | 30 100 |
| Stories | 0 | 0 100 |
| 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 | 994 | 100 | | 994 | 97,873 |
| FOP | 16 | 30 | | 5 | 492 |
| UOP | 40 | 20 | | 8 | 788 |
| UOP | 60 | 20 | | 12 | 1,182 |
| TOTALS | 1,110 | | | 1,019 | 100,335 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1200 | 01 | 1,019 | 113.5680 | 115.84 | 118,041 | 1987 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 TOWNHOUSE 0% - 2026 Heated Area: 994 HX Base Yr




1029 SW ROSSBOROUGH CT 101, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 100,335 |
| TOTAL MARKET OB/XF VALUE | 1,000 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 123,835 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 123,835 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 123,835 |
| TOTAL JUST VALUE | 123,835 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 123,835 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1538/1710 | 4/04/2025 | WD | Q | I | 01 | 150,000 |
| GRANTOR: SAULS WILLIAM DANIEL | | | | | | |
| GRANTEE: JONES SHARON | | | | | | |
| 1454/315 | 12/07/2021 | LE | U | I | 14 | 100 |
| GRANTOR: ST JOHN ALGERENE D | | | | | | |
| GRANTEE: SAULS WILLIAM DANIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= N6 W10 S6 E10$ BAS= W30 S31 UOP= S4 E10 N4 W10$ E10 FOP= S4 E4 N4 W4$ E4 S4 E16 N35$.

## LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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 07/30/2025 BY TP Total Acres: 0.09 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS