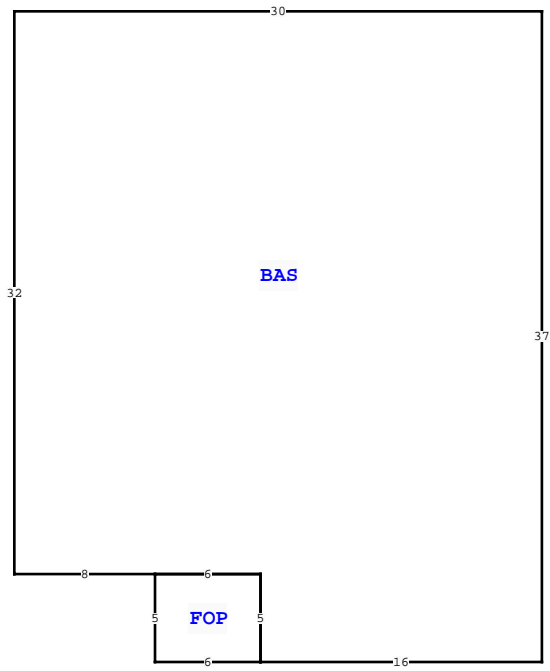




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Common Wall		30	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		1	100
Condition Adj	04	04	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
BAS	1,040	100	
FOP	30	30	
TOTALS	1,070		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	100%	- 2024									
				Heated Area:	1040			HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			87,526
TOTAL MARKET OB/XF VALUE			1,050
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			111,076
SOH/AGL Deduction			0
ASSESSED VALUE			111,076
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			59,665
TOTAL JUST VALUE			111,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045477	Roof Replacement	35,840	09/21/2022
000044437	Roof Replacement	6,000	05/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1070	1/23/2023	WD Q	I	01		141,000
GRANTOR: ROSSBOROUGH FORREST W						
GRANTEE: HART CATHY LOIS						
1114/1827	9/12/2006	WD U	I	11		100
GRANTOR: ROSSBOROUGH FORREST W						
GRANTEE: ROSSBOROUGH FORREST						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	86,775
FOP	30	30		9	751
TOTALS	1,070			1,049	87,526

1045 SW ROSSBOROUGH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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			0.00	100	0	0	3	100	820	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	230	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S32 E8FOP= S5 E6 N5 W6S E6 S5 E16N37S.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								