LOT 9 CROSS CREEK ESTATES
WD 1114-1827, WD 1483-1070,

HART CATHY LOIS/HART SHERMAN
1045 SW ROSSBOROUGH CT 101
LAKE CITY, FL 32025

2026

06-4S-17-08020-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

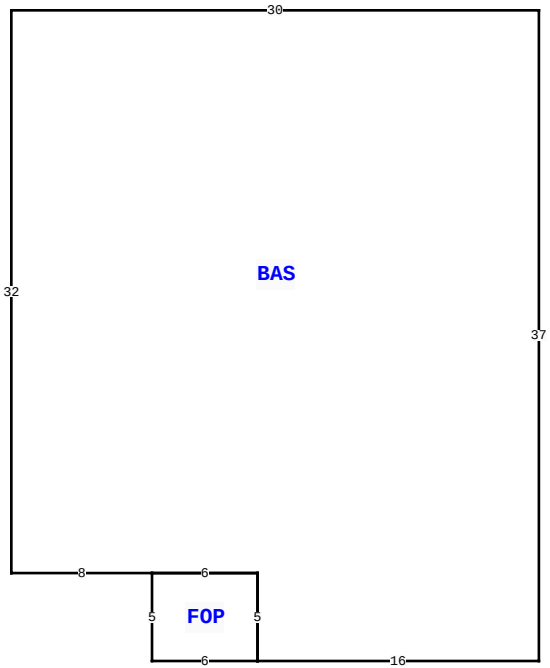
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,049	129.8440	132.44	138,930	1988	1988	0	0	0	37.00	63.00

1 TOWNHOUSE 100% - 2024 Heated Area: 1040 HX Base Yr 2024



1045 SW ROSSBOROUGH CT, LAKE CITY

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

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	50,722
BASE TAXABLE VALUE		60,354
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E8FOP= S5 E6 N5 W6$ E6 S5 E16N37$.

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	820	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	230	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/28/2023 BY ME Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 01/12/2026 BY SYS