LOT 10 CROSS CREEK ESTATES.

WD 1082-1361, WD 1150-478, WD 12

ACEMCD LLC
3101 WEST US HWY 90, SUITE 201
LAKE CITY, FL 32055

2026

06-4S-17-08020-110

BUILDING CHARACTERISTICS

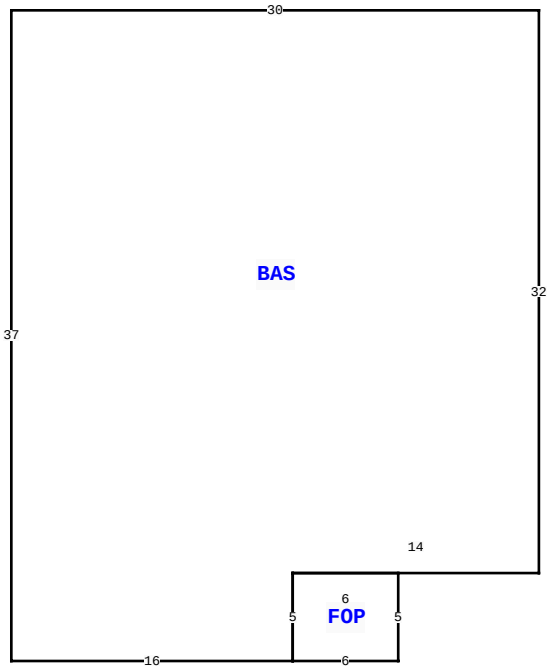
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		30 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	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	1,040	100		1,040	75,132
FOP	30	30		9	650
TOTALS	1,070			1,049	75,782

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	112.4240	114.67	120,289	1988	1988	0	0	0	37.00	63.00

1 TOWNHOUSE 0% - 0 Heated Area: 1040 HX Base Yr



1045 SW ROSSBROUGH CT, 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,782
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	99,782
SOH/AGL Deduction	15,059
ASSESSED VALUE	84,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,723
TOTAL JUST VALUE	99,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2019	4/29/2015	WD	U	I	30	0
GRANTOR: LONNIE T BUCCHI & MIC						
GRANTEE: ACEMCD LLC						
1289/2680	2/19/2015	WD	U	I	12	35,100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: LONNIE T & MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S37 E16 FOP= E6 N5 W6 S5$ N5 E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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: 0.07 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/22/2026 BY SYS