LOTS 11 & 12 CROSS CREEK ESTATES
859-1153, WD 1277-1453, QC 1407-

MORRISON GREGORY L/MORRISON PATRICIA
1048 SW ROSSBOROUGH CT
LAKE CITY, FL 32025

2027

06-4S-17-08020-111

BUILDING CHARACTERISTICS

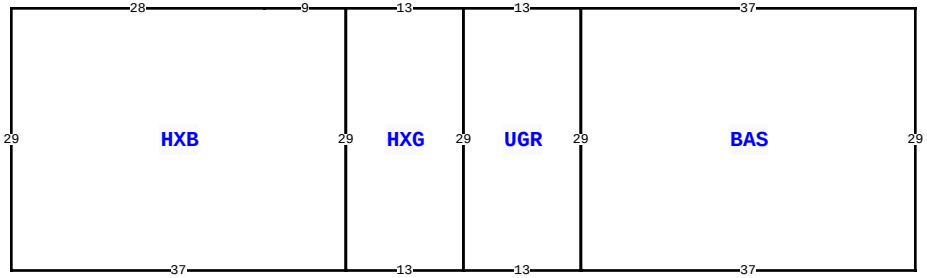
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,073	100		1,073	73,383
HXB	1,073	100		1,073	73,383
HXG	377	55		207	14,157
UGR	377	45		170	11,626
TOTALS	2,900			2,523	172,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,523	122.8240	106.86	269,608	1989	1989	0	0	0	36.00	64.00

1 DUPLEX 100% - 2025 Heated Area: 2146 HX Base Yr 2025



1048 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	8	6	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,549
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	211,649
SOH/AGL Deduction	73,170
ASSESSED VALUE	138,479
TOTAL EXEMPTION VALUE	HX HB VP 138,479
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	211,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,649

LAND:1:1: LOT VALUE DUE TO SIZE LOTS 11 & 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045689	Roof Replacement	18,000	10/14/2022
212	MAINT/ALTR	50	06/04/2014
1278	MAINT/ALTR	50	04/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0831	2/27/2020	QC	U	I	30	100
GRANTOR: GREGORY L MORRISON						
GRANTEE: GREGORY L & PATRICI						
1277/1453	6/27/2014	WD	Q	I	01	127,500
GRANTOR: MILDRED A CARLTON						
GRANTEE: GREGORY L MORRISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UGR= W13 HXG= W13 HXB= W9 W28 S29 E37 N29$ S29 E13 N29$ S29 E13 N29$ S29 E37 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0800	C	MULTI-FAM	100		*RSF-	200.00	68.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							
2	0800	C	MULTI-FAM	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.31 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS