LOT 13 CROSS CREEK ESTATES S/D.
WD 1114-1827, WD 1496-2422,

FIGUEROA LINDA MARIE/FIGUEROA JOSE
1046 SW ROSSBROUGH CT
LAKE CITY, FL 32025

2026

06-4S-17-08020-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

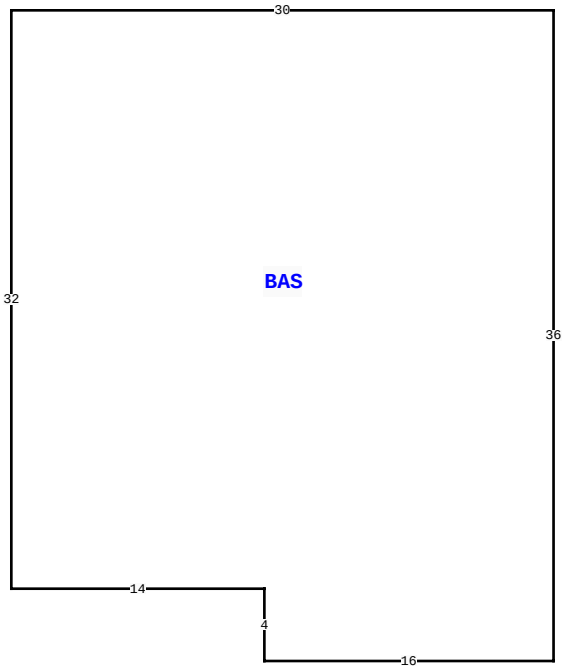
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Common Wall		30 100
Stories	0	0 100
Architectual	05	CONV 100
Units		2 100
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	1,024	100		1,024	74,527
TOTALS	1,024			1,024	74,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,024	111.4880	113.72	116,449	1989	1989	0	0	0	36.00	64.00

1 TOWNHOUSE 0% - 2024 Heated Area: 1024 HX Base Yr



1046 SW ROSSBROUGH 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	74,527
TOTAL MARKET OB/XF VALUE	638
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	97,665
SOH/AGL Deduction	0
ASSESSED VALUE	97,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,665
TOTAL JUST VALUE	97,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044439	Roof Replacement	6,000	05/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/2422	8/04/2023	WD	Q	I	01	165,000

GRANTOR: ROSSBOROUGH FORREST W

GRANTEE: FIGUEROA LINDA MARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E14 S4 E16 N36 $.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	0	16	12	192.00	UT	1.40	1.40	100	1993	1993	3	100	269	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	269	

LAND DESCRIPTION

TOTAL OB/XF 638

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 09/26/2023 BY ME Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 01/09/2026 BY SYS