LOT 15 CROSS CREEK ESTATES S/D
WD 1084-720, WD 1296-812, WD 146

NERI CLAUDIA RIBEIRO
2200 PAINTER LN
KISSIMMEE, FL 34741

2026

06-4S-17-08020-115

BUILDING CHARACTERISTICS

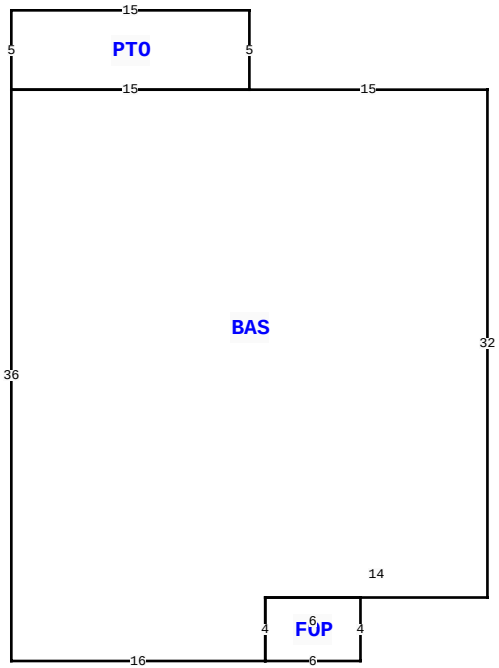
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	0401	TOWNHOUSE
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	92,367
FOP	24	30		7	632
PTO	75	5		4	361
TOTALS	1,123			1,035	93,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,035	115.6480	120.27	124,479	1991	2000	0	0	0	25.00	75.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1024 HX Base Yr



1030 SW ROSSBROUGH CT APT 101, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	93,359
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	118,169
SOH/AGL Deduction	0
ASSESSED VALUE	118,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,169
TOTAL JUST VALUE	118,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1105	4/29/2024	WD	Q	I	01	166,000
GRANTOR: JONES JOSHUA B						
GRANTEE: NERI CLAUDIA RIBEIR						
1468/1874	6/09/2022	WD	Q	I	01	135,000
GRANTOR: WARD GARRY W JR						
GRANTEE: JONES JOSHUA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N5 W15 S5 E15$ W15 S36 E16 FOP= E6 N4 W6 S4$ N4E14 N32$.

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	0	18	26	1.00	UT	0.00	0.00	100	0	0	3	100	655	
2	0166	CONC,PAVMT	0	0	18	26	1.00	UT	0.00	0.00	100	1993	1993	3	100	655	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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 06/03/2024 BY TP Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS