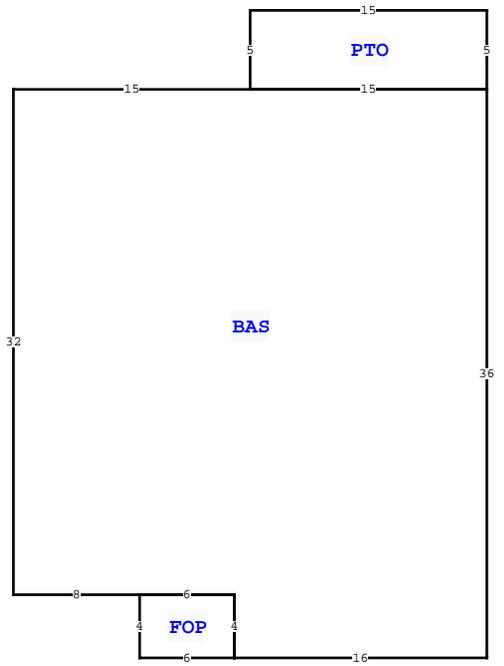


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	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	81,283
FOP	24	30		7	556
PTO	75	5		4	317
TOTALS	1,123			1,035	82,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	100%	-	2006							
					Heated Area: 1024						
						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		82,156	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		104,856	
SOH/AGL Deduction		44,538	
ASSESSED VALUE		60,318	
TOTAL EXEMPTION VALUE	HX HB	35,318	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		104,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/364	5/06/2022	WD	U	I	11	100
GRANTOR: VALAREZO EDUARDO F						
GRANTEE: VALAREZO EDUARDO F						
1046/1817	5/17/2005	WD	Q	I		80,500
GRANTOR: ROSSBOROUGH						
GRANTEE: VALAREZO						

EXTRA FEATURES		BLD DATE	XF DATE	CNC DATE	LGL DATE	LAND DATE	AG DATE								
1030 SW ROSSBOROUGH CT APT 102, LAKE CITY, FL 32025					04/21/2023		MLU								
L N	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	0169	FENCE/WOOD	0	100	0	0		0.00	100	2012	2012	3	100	200	

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS= W15 S32 E8 FOP= S4 E6 N4 W6\$ E6 S4 E16 N36 PTO= N5 W15 S5 E15\$ W15\$.															

LAND DESCRIPTION																TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RMF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								