LOT 16, CROSS CREEK ESTATES S/D.
1046-1817, WD 1466-364,

VALAREZO EDUARDO F/VALAREZO INGRID
1030 SW ROSSBROUGH CT, APT 102
LAKE CITY, FL 32025

2027

06-4S-17-08020-116

BUILDING CHARACTERISTICS

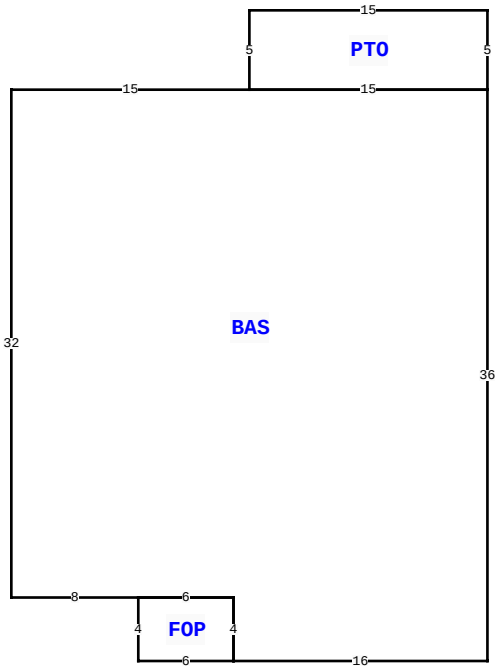
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	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	79,722
FOP	24	30		7	545
PTO	75	5		4	312
TOTALS	1,123			1,035	80,579

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	117.96	122,089	1991	1991	0	0	0	34.00	66.00

1 TOWNHOUSE 100% - 2006 Heated Area: 1024 HX Base Yr 2006



1030 SW ROSSBROUGH CT APT 102, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		80,579
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		103,279
SOH/AGL Deduction		41,151
ASSESSED VALUE		62,128
TOTAL EXEMPTION VALUE	HX HB	37,128
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,279

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						

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 200

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	100		*RMF-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: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS