

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame		N/A	100
Story Height		8	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
BAS	990	100	
BAS	990	100	
FOP	25	30	
FOP	25	30	
UOP	65	20	
UOP	65	20	
UOP	120	20	
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	- 2025								
Heated Area: 1980											
HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	127,352		
TOTAL MARKET OB/XF VALUE	1,900		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	174,252		
SOH/AGL Deduction	0		
ASSESSED VALUE	174,252		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	174,252		
TOTAL JUST VALUE	174,252		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	173,359		
LAND:1:1: LOTA 17 & 18			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0378	MAINT/ALTR	143	07/20/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1506/1652	1/18/2024	QC U	I 11
GRANTOR: STREICHER MICHAEL			
GRANTEE: SEC, LLC			
1036/0746	1/18/2005	WD Q	I 02
GRANTOR: WILLIAMS			
GRANTEE: MICHAEL STREICHER			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W20 UOP= N6 W20 S6 E20\$ W10 BAS= W30 S31 UOP= S5 E13 N5 W13\$ E13 FOP= S5 E5 N5 W5\$ E5 S5 E12 N36\$ S36 E12 FOP= E5 N5 W5 S5\$N5 E5 UOP= S5 E13 N5 W13 \$ E13 N31\$.			

EXTRA FEATURES		1006 SW ROSSBROUGH CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0166	CONC, PAVMT	0.00

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

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	0166	CONC, PAVMT	0	0 18 22	1.00	UT	0.00	0.00	100	1993	1993	3	100	950	
2	0166	CONC, PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	950	

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	0800	C	MULTI-FAM	0		*RSF-	289.00	83.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							