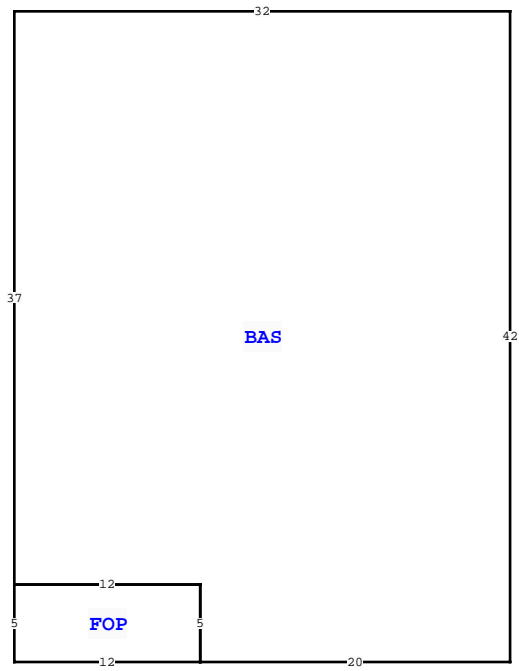


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Common Wall	40 100
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	1,284 100 1,284 109,901
FOP	60 30 18 1,541
TOTALS	1,344 1,302 111,441

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	0%	- 2026									Heated Area: 1284 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			111,441
TOTAL MARKET OB/XF VALUE			1,570
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			135,511
SOH/AGL Deduction			0
ASSESSED VALUE			135,511
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			135,511
TOTAL JUST VALUE			135,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0012	REROOF	12,915	01/07/2026
3640	MULTIFAM	710	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/1209	12/05/2025	QC	U	I	11	0
GRANTOR: CASSY'S WING LLC						
GRANTEE: BILCICH ERIC L						
1397/1138	10/24/2019	WD	Q	I	05	300,000
GRANTOR: DOUGLAS E & KIMMY L E						
GRANTEE: CASSY'S WING LLC						

EXTRA FEATURES																
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	0	0		608.00	2.50	2.50	100	2006	2006	3	100	1,520
2	0169	FENCE/WOOD	0	0	0	0		1.00	0.00	0.00	100	2012	2012	3	100	50

TOTAL OB/XF														1,570
970 SW ROSSBROUGH CT, LAKE CITY														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S37 FOP= S5 E12 N5 W12\$ E12 S5 E20 N42\$.	

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	0		*RSF	244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							