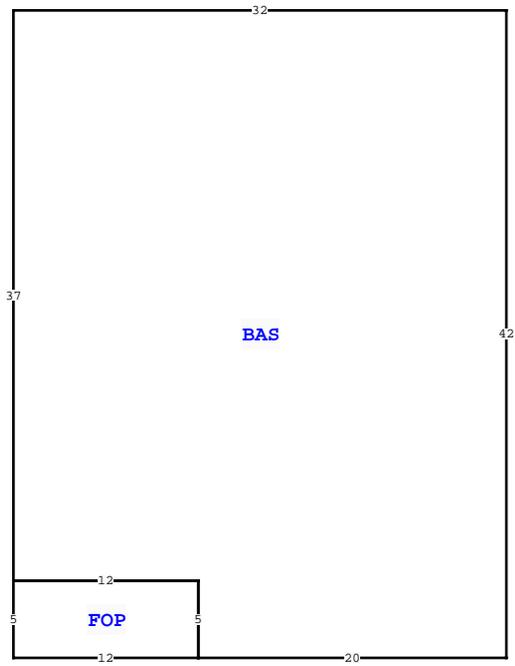


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

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



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	112,054
FOP	60	30		18	1,571
TOTALS	1,344			1,302	113,624

970 SW ROSSBROUGH CT, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			113,624
TOTAL MARKET OB/XF VALUE			1,570
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			137,694
SOH/AGL Deduction			0
ASSESSED VALUE			137,694
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			137,694
TOTAL JUST VALUE			137,694
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						

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							