

BEG NW COR OF SE1/4 OF SE1/4, RU
TO W R/W ROSSI RD, SW ALONG R/W
CONT SW 356.96 FT, N 323.98 FT T

ARUNDEL PETER J/ARUNDEL LILLIE L
1209 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08328-000

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 Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,590	100	
FCP	312	25	
FOP	120	30	
FST	78	55	
TOTALS	2,100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,747	114.6600	128.42	224,350	1976	2016	0	0	9.00	91.00
1 SINGLE FAM 100% - 2018 Heated Area: 1590 HX Base Yr 2018											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		204,158	
TOTAL MARKET OB/XF VALUE		21,696	
TOTAL LAND VALUE - MARKET		11,610	
TOTAL MARKET VALUE		237,464	
SOH/AGL Deduction		76,257	
ASSESSED VALUE		161,207	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		104,796	
TOTAL JUST VALUE		237,464	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36739	STORAGE	144	05/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1240	9/18/2017	WD Q	Q	I	01	155,000
GRANTOR: SANTA ANN M DEAS IV						
GRANTEE: PETER J & LILLIE L						
1331/1739	2/08/2017	WD U	U	I	18	64,900
GRANTOR: U S BANK TRUST N A						
GRANTEE: SANTA ANN M DEAS IV						

EXTRA FEATURES		1209 SE ROSSI DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0210	GARAGE U	2.48
3	0280	POOL R/CON	70.00
4	0169	FENCE/WOOD	0.00
5	0166	CONC, PAVMT	0.00
6	0031	BARN, MT AE	9.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/29/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 FST= W13 S6 E13 N6 S6 FCP= W13 S24 E13 N24 S20 FOP= S4 E30 N4 W30 S E30 S4 E27 N30 S.	

LAND DESCRIPTION		TOTAL OB/XF														21,696								
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		A-1	0.00	0.00	1.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,610							