COMM NE COR OF SE1/4 OF SW1/4,
RUN S 231.83 FT, W 50 FT, S
715.80 FT FOR POB, CONT S

DAWSEY FREDERICK A/DAWSEY DEBBIE L
841 SE ROSSI DRIVE
LAKE CITY, FL 32025

2027

12-4S-17-08332-035

BUILDING CHARACTERISTICS

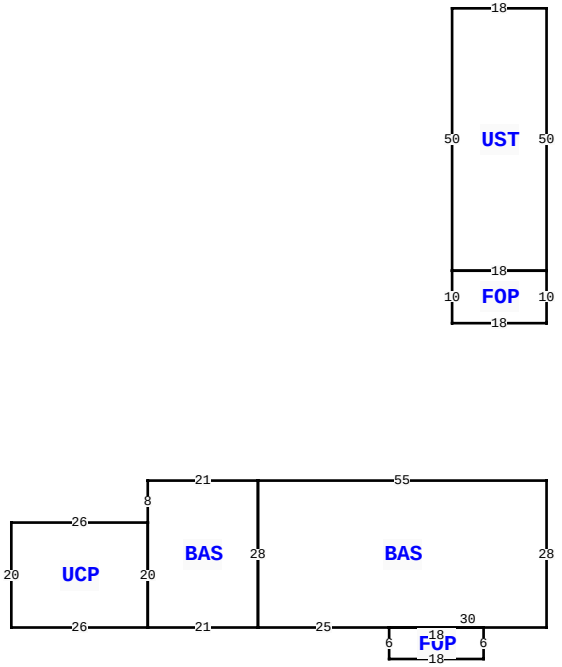
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	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	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100		588	47,947
BAS	1,540	100		1,540	125,575
FOP	108	30		32	2,609
FOP	180	30		54	4,403
UCP	520	20		104	8,481
UST	900	45		405	33,025
TOTALS	3,836			2,723	222,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	114.0480	125.45	341,600	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2128 HX Base Yr



841 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0264	PRCH,FSP	0	100	12	16	192.00	UT	3.00	3.00	100	0	0	3	100	576	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0252	LEAN-TO W/	0	100	9	20	180.00	UT	3.00	3.00	100	2005	2005	3	100	540	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,040
TOTAL MARKET OB/XF VALUE		4,616
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		244,656
SOH/AGL Deduction		100,065
ASSESSED VALUE		144,591
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411
BASE TAXABLE VALUE		38,180
TOTAL JUST VALUE		244,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32506	MAINT/ALTR	25	12/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1166	2/11/2002	WD	Q	I	06	100

GRANTOR: FREDERICK A DAWSEY

GRANTEE: FREDERICK A & DEBBI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 BAS= W21 S8 UCP= W26 S20 E26 N20$ S20 E21 N28$ S28 E25 FOP= S6 E18 N6 W18$ E30 N28$ PTR= N30 FOP= N10 UST= N50 W18 S50 E18$ W18 S10 E18$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,616

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

REVIEW DATE 04/13/2017 BY BC Total Acres: 2.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS