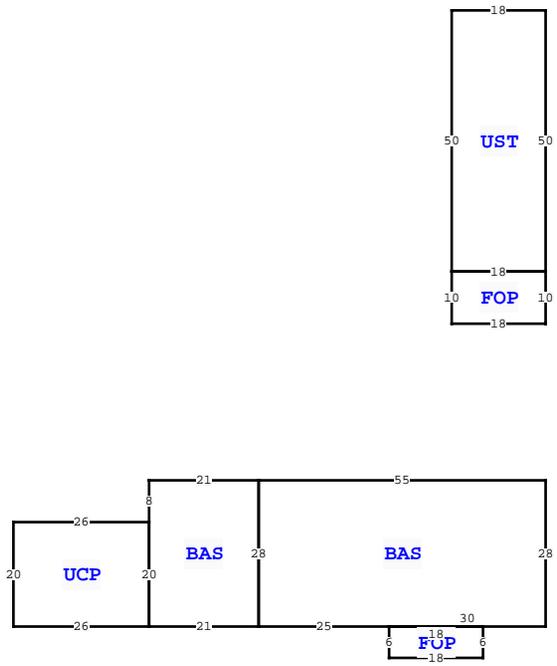


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural Units	05 CONV 100 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	48,818
BAS	1,540	100		1,540	127,858
FOP	108	30		32	2,657
FOP	180	30		54	4,483
UCP	520	20		104	8,635
UST	900	45		405	33,625
TOTALS	3,836			2,723	226,076

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 0										

Heated Area: 2128 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		226,076	
TOTAL MARKET OB/XF VALUE		4,616	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		248,692	
SOH/AGL Deduction		108,312	
ASSESSED VALUE		140,380	
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411	
BASE TAXABLE VALUE		33,969	
TOTAL JUST VALUE		248,692	
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	Q	I	06	100

GRANTOR: FREDERICK A DAWSEY
 GRANTEE: FREDERICK A & DEBBIE

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	0190	FPLC PF	0	100	0	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

TOTAL OB/XF												
841 SE ROSSI DR, LAKE CITY												
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		MLU
		04/29/2025										

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																								
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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							