

COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, RUN E 245.81 FT, S 221.
FT TO W LINE OF SW1/4 OF SE1/4 &

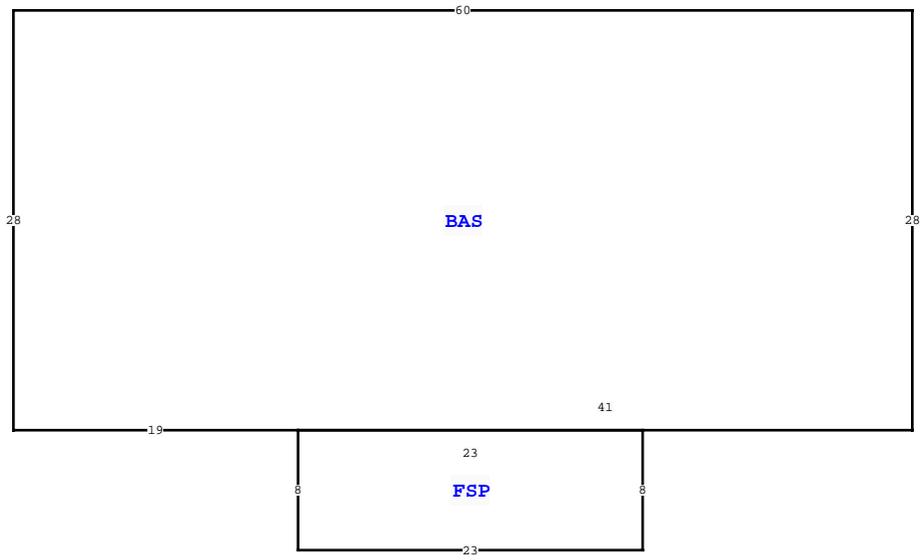
DAWSEY FREDERICK A/DAWSEY DEBBIE L
841 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08332-040
12-4S-17-08332-040

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 12417.010 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,680 | 100 | |
| FSP | 184 | 40 | |
| TOTALS | 1,864 | | 1,754 47,568 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0800 | 02 | 1,754 | 113.0000 | 67.80 | 118,921 | 1987 | 1995 | | 0 | 0 | 60.00 | 40.00 |
| 1 MOBILE HME 0% - 2022 Heated Area: 1680 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 47,568 |
| TOTAL MARKET OB/XF VALUE | | | 7,900 |
| TOTAL LAND VALUE - MARKET | | | 13,750 |
| TOTAL MARKET VALUE | | | 69,218 |
| SOH/AGL Deduction | | | 9,805 |
| ASSESSED VALUE | | | 59,413 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 59,413 |
| TOTAL JUST VALUE | | | 69,218 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 69,218 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1442/1273 | 7/13/2021 | WD | Q | I | 01 | 20,000 |
| GRANTOR: BRATCHER LARRY | | | | | | |
| GRANTEE: DAWSEY FREDERICK A | | | | | | |
| 1022/1059 | 7/30/2004 | WD | Q | I | | 65,700 |
| GRANTOR: PERRYMAN | | | | | | |
| GRANTEE: LARRY BRATCHER & DE | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|----|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 3 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|--|
| 7,900 | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | |
| | | | 04/29/2025 | | | MLU | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S28 E19 FSP= S8 E23N8 W23\$ E41 N28\$. | | | | | | | | | | | | |

| 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 | 0102 | C | SFR/MH | 0 | | A-1 | 0.00 | 0.00 | 1.25 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 13,750 | | | | | | | | |