COMM NW COR OF SW1/4 OF SE1/4,
RUN S 281.83 FT, E 455.81 FT,
S 361.16 FT FOR POB, CONT S

BROWN BRUCE E/BROWN TOMI J
959 SE ROSSI ROAD
LAKE CITY, FL 32025

2027

12-4S-17-08332-043

BUILDING CHARACTERISTICS

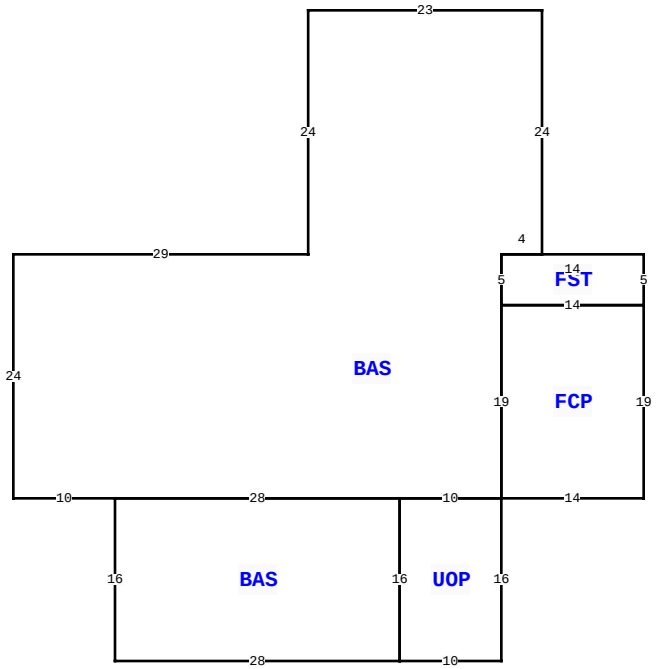
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	448	100		448	34,146
BAS	1,704	100		1,704	129,877
FCP	266	25		66	5,030
FST	70	55		38	2,896
UOP	160	20		32	2,439
TOTALS	2,648			2,288	174,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	106.6030	117.26	268,291	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2152 HX Base Yr



959 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	0080	DECKING	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0040	BARN,POLE	0	100	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
3	0040	BARN,POLE	0	100	12	30	360.00	UT	3.00	3.00	100	2005	2005	3	100	1,080	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,389
TOTAL MARKET OB/XF VALUE		4,330
TOTAL LAND VALUE - MARKET		14,040
TOTAL MARKET VALUE		192,759
SOH/AGL Deduction		80,677
ASSESSED VALUE		112,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,671
TOTAL JUST VALUE		192,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0565/0359	5/01/1985	WD	Q	I	01	35,000
GRANTOR:						
GRANTEE:						
0378/0186	5/01/1977	03	Q	I		21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S24 E10 BAS= S16 E28 N16 W28$ E28 UOP= S16 E10 N16 W10$ E10 FCP= E14 N19 W14 S19$ N19 FST= E14 N5W14 S5$ N5 E4 N24 W23 S24$.

LAND DESCRIPTION

TOTAL OB/XF 4,330

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	1.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,040							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.56 Total Land Value: 14,040 Market: 0 Agricultural: 0 Common: 14,040 PRINTED 11/17/2026 BY SYS