

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

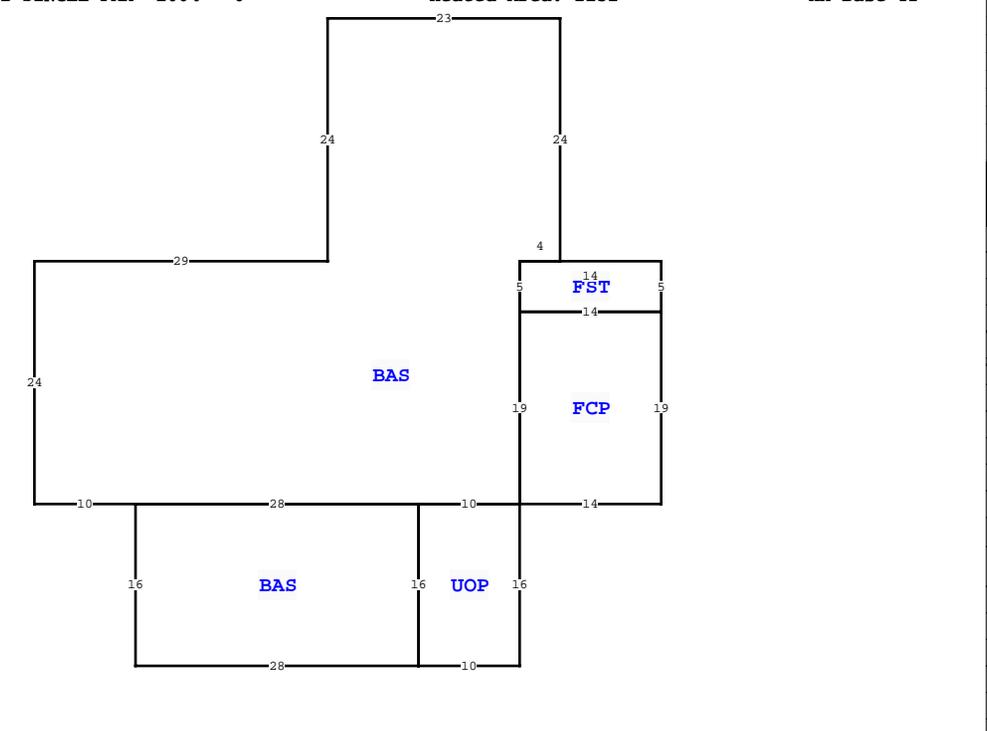
BROWN BRUCE E/BROWN TOMI J
 959 SE ROSSI ROAD
 LAKE CITY, FL 32025

2026

12-4S-17-08332-043

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	119.40	273,187	1975	1975	0	0	35.00	65.00		



Quality					
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	34,769
BAS	1,704	100		1,704	132,248
FCP	266	25		66	5,122
FST	70	55		38	2,949
UOP	160	20		32	2,484
TOTALS	2,648			2,288	177,572

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,572	
TOTAL MARKET OB/XF VALUE		4,330	
TOTAL LAND VALUE - MARKET		14,040	
TOTAL MARKET VALUE		195,942	
SOH/AGL Deduction		87,125	
ASSESSED VALUE		108,817	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		57,406	
TOTAL JUST VALUE		195,942	
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:						

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	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	

TOTALS		959 SE ROSSI DR, LAKE CITY		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/29/2025	MLU
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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								
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	1.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,040							