

COMM NW COR OF SW1/4 OF SE1/4, R
E 702.19 FT, SE 181.53 FT, SW 24
SE 223.17 FT, SW ALONG NW'LY R/W

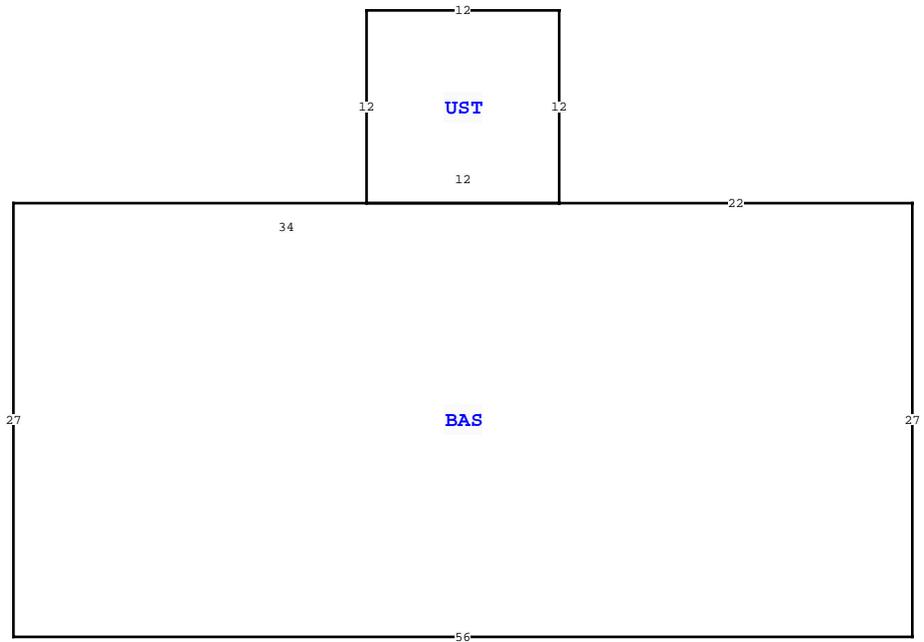
BROWN BRUCE/BROWN TOMI
959 SE ROSSI DR
LAKE CITY, FL 32025

2026

12-4S-17-08332-045


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		2 100			
Stories	1.	1. 100			
Architctual Units	01	CONV 100 0 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	107,459
UST	144	45		65	4,620
TOTALS	1,656			1,577	112,079

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,577	113.9000	109.34	172,429	2010	2010	0	0	35.00	65.00		
1 MANUF 1 0% - 2021 Heated Area: 1512 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,079
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		10,350
TOTAL MARKET VALUE		130,229
SOH/AGL Deduction		4,635
ASSESSED VALUE		125,594
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		125,594
TOTAL JUST VALUE		130,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28478	M H	514	04/12/2010
7353	M H	60	07/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0317	11/16/2020	QC	U	V	11	100

GRANTOR: LOREN STEELE
 GRANTEE: BRUCE & TOMI BROWN
 1189/0024 2/11/2010 QC U V 11 100
 GRANTOR: BRUCE & TOMI BROWN
 GRANTEE: JOSHUA R & LOREN B

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	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF									
7,800									

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,350							

REVIEW DATE 04/13/2017 BY BC																							
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