COMM NW COR OF SW1/4 OF SE1/4,
RUN S 231.83 FT TO N R/W OF A
50-FOOT RD, E 702.19 FT, SE

TICE JANA/VAUGHN JEREMY
1041 SE ROSSI DR
LAKE CITY, FL 32025

2027

12-4S-17-08332-046

BUILDING CHARACTERISTICS

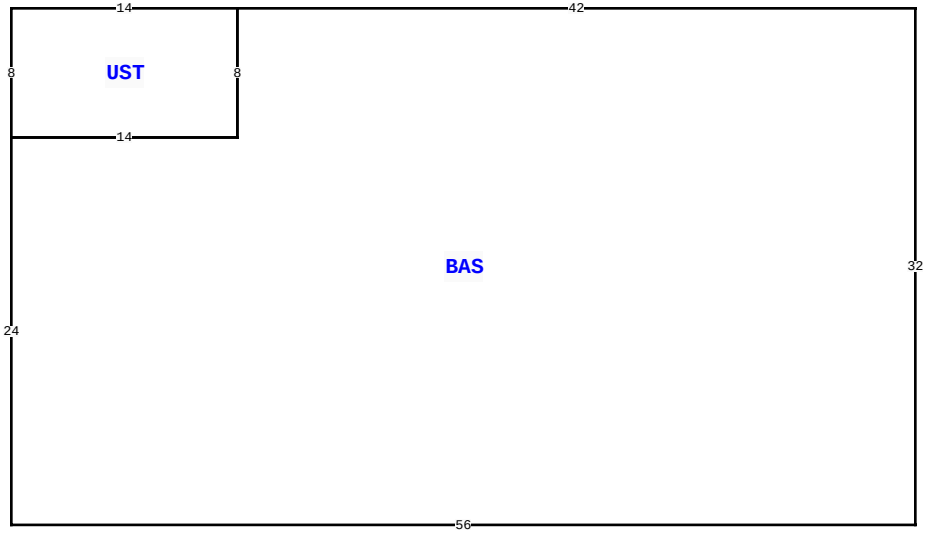
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,680	100		1,680	106,126
UST	112	45		50	3,159
TOTALS	1,792			1,730	109,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,730	114.8560	126.34	218,568	1975	1975	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2006 Heated Area: 1680 HX Base Yr 2006



1041 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,284
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	13,750
TOTAL MARKET VALUE	125,134
SOH/AGL Deduction	56,254
ASSESSED VALUE	68,880
TOTAL EXEMPTION VALUE	HX HB 43,880
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	125,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,326

SALE:2:1: MTG CO RESALE AFTER FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056585	Roof Replacement	10,300	09/16/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/1626	11/04/2005	WD	Q	I	01	10,000
GRANTOR: LUCRETIA ROBINSON						
GRANTEE: JANA TICE AND JEREM						
1064/1624	10/31/2005	WD	Q	I		70,000
GRANTOR: ROGER ROBINSON						
GRANTEE: JANA TICE AND JEREM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W14 S8 E14 N8$S8 W14 S24 E56 N32$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	50	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	1.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,750							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 11/17/2026 BY SYS