

COMM SE COR OF SW1/4 OF SE1/4,
 RUN W 800.2 FT FOR POB, CONT
 W 868.10 FT, N 8.05 FT TO S

BETHEA STEVEN L/BETHEA LINDA S
 892 SE ROSSI DR
 LAKE CITY, FL 32025

2026

12-4S-17-08332-047



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 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	
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	1,804	100	
FOP	112	35	
UCP	1,086	20	
UOP	320	25	
UST	240	45	
TOTALS	3,562		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 0		74.28	166,981	1984	1984	0	0	60.00	40.00

Heated Area: 1804 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,792
TOTAL MARKET OB/XF VALUE			11,225
TOTAL LAND VALUE - MARKET			19,890
TOTAL MARKET VALUE			97,907
SOH/AGL Deduction			54,042
ASSESSED VALUE			43,865
TOTAL EXEMPTION VALUE	HX HB SX		43,865
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			97,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W49 S28 E32 FOP= S8 E12N8 W4 N4 W4 S4 W4\$ E4 N4 E4 S4E25 N28 UCP= S28 E34 N27 UST= N12 W20 S12 E20\$ W20 N12 W14 S11\$ UOP= N20 W16 S20 E16\$W16\$.	

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	0294	SHED WOOD/	0	100	0	0	UT	1.00	500.00	25	2012	2012	3	25	125	
2	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTALS															11,225	

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	100		A-1	0.00	0.00	2.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	19,890							