COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, RUN W 252.58 FT, N 415.
R/W, NE 321.66 FT, S 598.77 FT T

BIEHL GENE A/BIEHL SHIRLEY
1108 SE ROSSI DR
LAKE CITY, FL 32025

2027

12-4S-17-08332-049

BUILDING CHARACTERISTICS

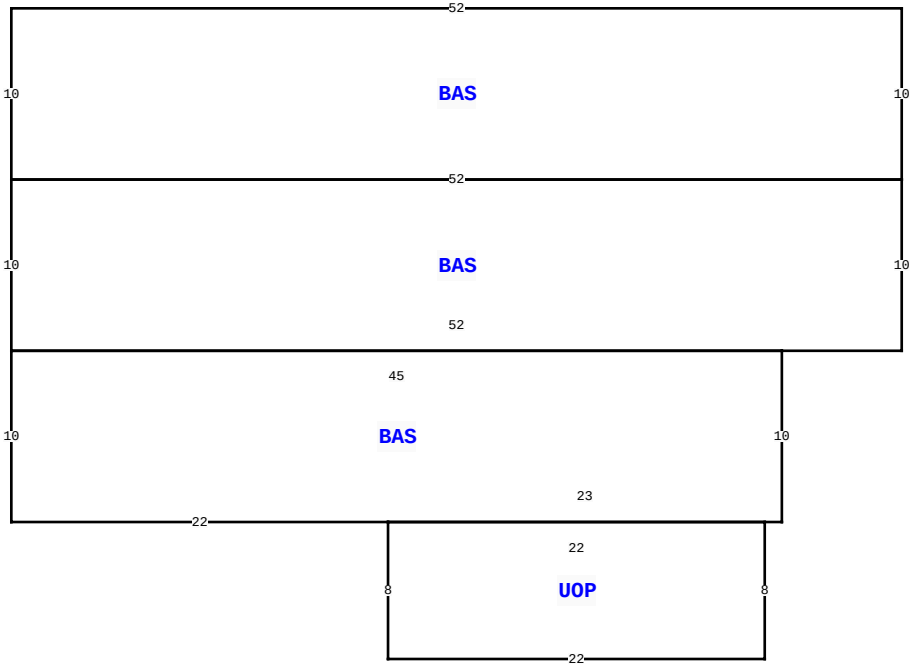
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	450	100		450	8,739
BAS	520	100		520	10,098
BAS	520	100		520	10,098
UOP	176	25		44	854
TOTALS	1,666			1,534	29,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,534	80.9100	48.55	74,476	1964	1964	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1490 HX Base Yr



1106 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	29,790
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	26,460
TOTAL MARKET VALUE	64,750
SOH/AGL Deduction	0
ASSESSED VALUE	64,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,750
TOTAL JUST VALUE	64,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S10 BAS= S10 E22 UOP= S8 E22 N8 W22$ E23 N10 W45$ E52 N10$ BAS= N10 W52 S10 E52$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	9,000.00	9,000.00	17,460							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 04/13/2017 BY BC Total Acres: 2.94 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 11/17/2026 BY SYS