COMM SE COR OF SW1/4 OF SE1/4,
RUN W 800.20 FT TO SE COR OF
LOT 17 PRICE CREEK ACRES S/D

BETHEA CHRISTOPHER M/BETHEA AMANDA E
958 SE ROSSI DR
LAKE CITY, FL 32025

2027

12-4S-17-08332-053

BUILDING CHARACTERISTICS

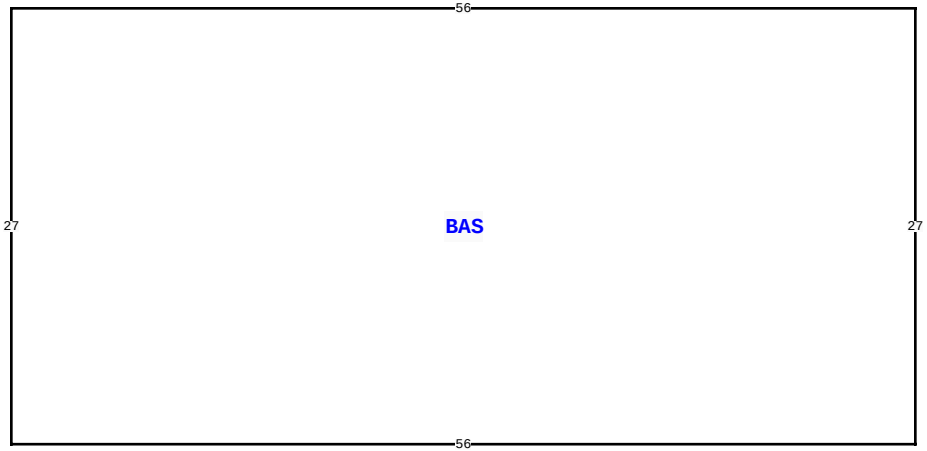
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	89,638
TOTALS	1,512			1,512	89,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.9000	107.79	162,978	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1512 HX Base Yr 2008



958 SE ROSSI DR, LAKE CITY

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

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,386	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,386	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,638
TOTAL MARKET OB/XF VALUE	10,172
TOTAL LAND VALUE - MARKET	12,540
TOTAL MARKET VALUE	112,350
SOH/AGL Deduction	45,472
ASSESSED VALUE	66,878
TOTAL EXEMPTION VALUE	HX HB 41,878
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	112,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055607	Roof Replacement	15,871	05/06/2026
25522	M H	479	02/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/1406	8/24/2006	WD	Q	V	01	100

GRANTOR: STEVEN L & LINDA S BE

GRANTEE: CHRISTOPHER M & AMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,172

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.14	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,540							

REVIEW DATE 04/18/2017 BY BC Total Acres: 1.14 Total Land Value: 12,540 Market: 0 Agricultural: 0 Common: 12,540 PRINTED 11/17/2026 BY SYS