COMM SE COR OF SEC, RUN W
1276.87 FT FOR POB, RUN W
477.58 FT, N 634.91 FT TO S

POTTER BRETT/SMITH DANIELLE
1044 SE ROSSI DR
LAKE CITY, FL 32024

2027

12-4S-17-08332-055

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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

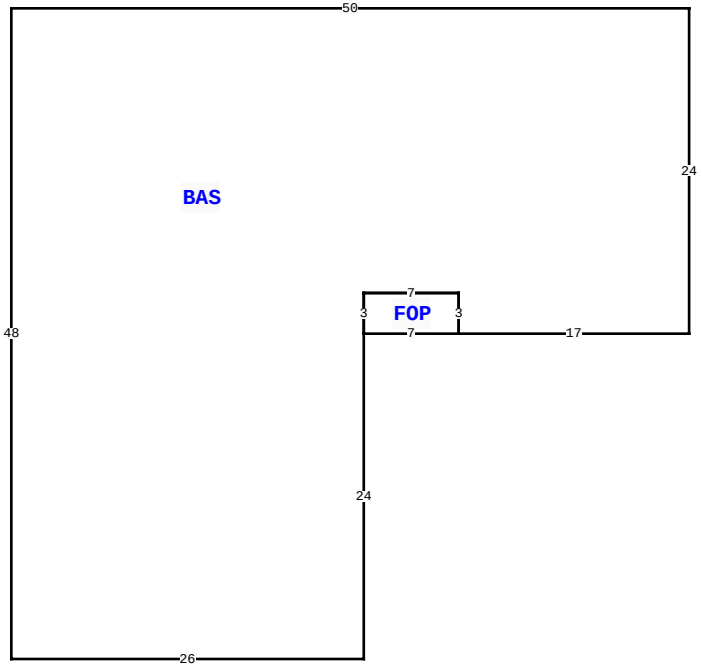
NEIGHBORHOOD/LOC 12417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100		1,803	124,402
FOP	21	30		6	414
TOTALS	1,824			1,809	124,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	96.5000	106.15	192,025	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1803 HX Base Yr 2020



1044 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,816
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		28,250
TOTAL MARKET VALUE		153,466
SOH/AGL Deduction		49,539
ASSESSED VALUE		103,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,516
TOTAL JUST VALUE		153,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,736

SALE:1:1: ALSO SEE ORB 831-1677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2220	6/03/2019	WD	Q	I	01	114,000
GRANTOR: ROBERT A & MEYNA M WI						
GRANTEE: BRETT POTTER & DANI						
0831/1680	11/29/1996	WD	Q	I		49,000
GRANTOR: HENRY R JR & ZENA GEO						
GRANTEE: ROBERT A WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S48 E26 N24 FOP= E7N3 W7 S3$ N3 E7 S3 E17 N24$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	5.65	AC		1.00	1.00	1.00	5,000.00	5,000.00	28,250							

REVIEW DATE 04/18/2017 BY BC Total Acres: 5.65 Total Land Value: 28,250 Market: 0 Agricultural: 0 Common: 28,250 PRINTED 11/17/2026 BY SYS