

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

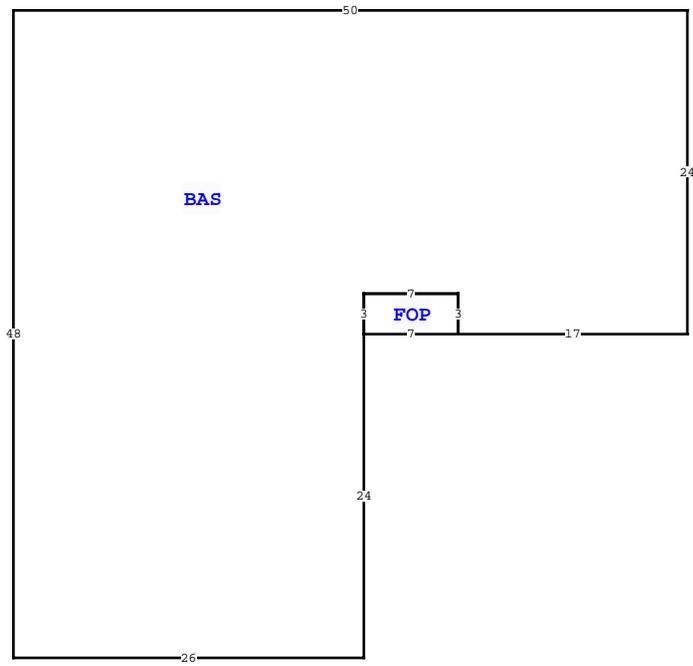
2026

12-4S-17-08332-055



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	1.100	
Architectual Units	05	CONV	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
BAS	1,803	100	
FOP	21	30	
TOTALS	1,824		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		Heated Area: 1803					HX Base Yr 2020	



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		129,355	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		28,250	
TOTAL MARKET VALUE		158,005	
SOH/AGL Deduction		57,105	
ASSESSED VALUE		100,900	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		49,489	
TOTAL JUST VALUE		158,005	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,736	

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 & DANIEL
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																						
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	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							