COMM AT SW COR OF SE1/4 OF SW
1/4, RUN E 13.37 FT FOR POB,
RUN N 342.67 FT, E 445.03 FT,

HOLMES WENDY KLAY
657 SE ROSSI DR
LAKE CITY, FL 32025

2027

12-4S-17-08332-082

BUILDING CHARACTERISTICS

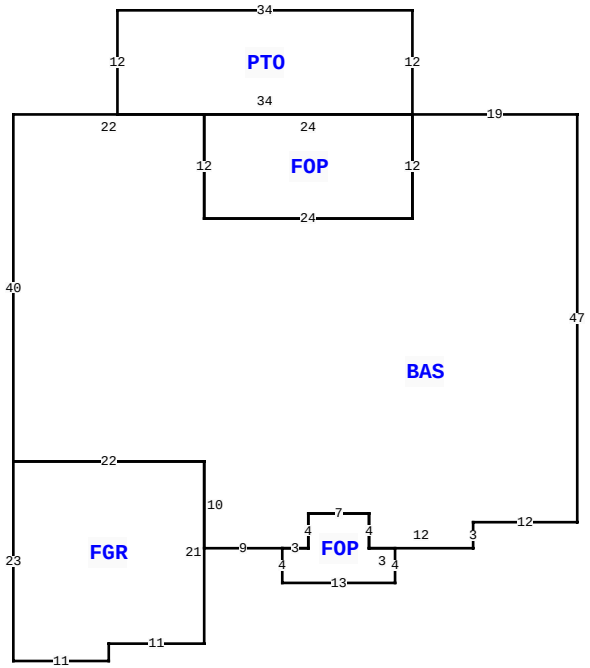
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	07	07
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	2,678	100		2,678	316,700
FGR	484	55		266	31,457
FOP	80	30		24	2,838
FOP	288	30		86	10,170
PTO	408	5		20	2,365
TOTALS	3,938			3,074	363,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,074	147.2700	162.00	497,988	2007	2007	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2020 Heated Area: 2678 HX Base Yr 2020



657 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	0166	CONC,PAVMT	0	100	0	0	846.00	UT	3.00	3.00	100	2007	2007	3	100	2,538	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	363,531
TOTAL MARKET OB/XF VALUE	11,538
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	415,069
SOH/AGL Deduction	76,057
ASSESSED VALUE	339,012
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	287,601
TOTAL JUST VALUE	415,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36437	REMODEL	263	03/14/2018
25542	SFR	770	02/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1300	2/28/2018	WD	Q	I	01	325,000
GRANTOR: LONNIE & TAMMIE JOHNS						
GRANTEE: WENDY KLAY HOLMES						
1103/1636	10/26/2006	WD	Q	V	03	25,000
GRANTOR: BRAD & BETSY DICKS						
GRANTEE: LONNIE & TAMMIE JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N12 W34 S12 E34$ FOP= W24 S12 E24 N12$ S12 W24 N12 W22 S40 FGR= S23 E11 N2 E11 N21 W22 $ E22 S10 E9 FOP= S4 E13 N4 W3 N4 W7 S4 W3$ E3 N4 E7 S4 E12 N3 E12 N47$.

LAND DESCRIPTION

TOTAL OB/XF 11,538

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	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE 04/18/2017 BY BC Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS