

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,

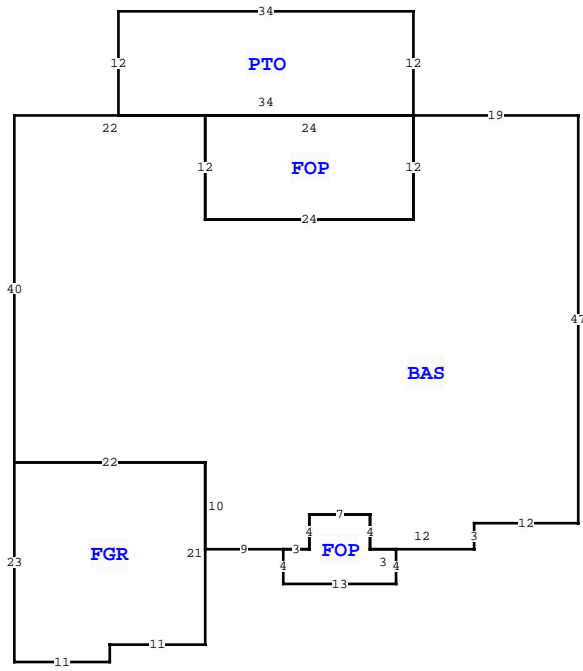
HOLMES WENDY KLAY  
657 SE ROSSI DR  
LAKE CITY, FL 32025

**2026**

12-4S-17-08332-082

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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
BAS	2,678	100	
FGR	484	55	
FOP	80	30	
FOP	288	30	
PTO	408	5	
TOTALS	3,938		

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: 2678						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	370,129			
TOTAL MARKET OB/XF VALUE	11,538			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	421,667			
SOH/AGL Deduction	92,529			
ASSESSED VALUE	329,138			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	277,727			
TOTAL JUST VALUE	421,667			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	429,272			

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

EXTRA FEATURES																
L N	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	100	2007	2007	3	100	2,538	
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2007	2007	3	100	2,000	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

657 SE ROSSI DR, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/28/2025 MLU

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