

COMM AT NE COR OF SE1/4, RUN S 3
 210.02 FT FOR POB, CONT W 461.33
 FT, CONT W 461.33 FT, N 333.55 F

ROSSIN CLARENCE H
 567 NW ROSSIN CT
 LAKE CITY, FL 32055

2026

15-3S-16-02144-000


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------------|--------------|----------------------|--------------|----------------------|----------|-------|----------|----------------|-----------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|--|--------|-------------------|----|------------|--|------------|--|-----|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE 14,650 TOTAL LAND VALUE - MARKET 28,570 TOTAL MARKET VALUE 26,767 SOH/AGL Deduction 1,835 ASSESSED VALUE 24,932 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,932 TOTAL JUST VALUE 43,220 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 39,220 | | | | | | | | | | | |
| DOR CODE | | 5500 | | | | | | | | TIMBERLAND 80-89 | | | | | | | | | | PERMIT NUM | | DESCRIPTION | | AMT | | ISSUED | | | | | |
| MAP NUM | | | | | | | | | | 01 | | | | | | | | | | 000049471 | | Mobile Home | | | | 03/20/2024 | | | | | |
| NEIGHBORHOOD/LOC | | 15316.00 | | | | | | | | 1.00/ | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1534/1099 2/28/2025 LE U I 14 100 GRANTOR: ROSSIN CLARENCE H GRANTEE: ROSSIN CLARENCE H (1482/2716 1/17/2023 LE U I 14 100 GRANTOR: ROSSIN CLARENCE H GRANTEE: ROSSIN CLARENCE H (| | | | | | | | | | | |
| TOTALS | | | | | | | | | | 665 NW ROSSIN CT, LAKE CITY | | | | | | | | | | BLD DATE | | LGL DATE | | 04/21/2026 | | | | MLU | | | |
| 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 | 0010 | BARN, BLK | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | | | | | | | | | | | | | | | | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 350 | | | | | | | | | | | | | | | | |
| 3 | 0263 | PRCH, USP | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | | | | | | | | | | | | | | | | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | | | | | | | | | | | | | | | | |
| 5 | 0266 | PRCH, FEP | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 4,500 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | LAND DESCRIPTION TOTAL OB/XF 14,650 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 2.51 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,117 | | | | | | | | | | | | | | |
| 2 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 2.51 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 17,570 | | | | | | | | | | | | | | |
| 3 | 9901 | C | AC/XFOB | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | | | | | | | | |
| REVIEW DATE 02/17/2023 BY ks Total Acres: 3.51 Total Land Value: 12,117 Market: 17,570 Agricultural: 1,117 Common: 11,000 PRINTED 05/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |