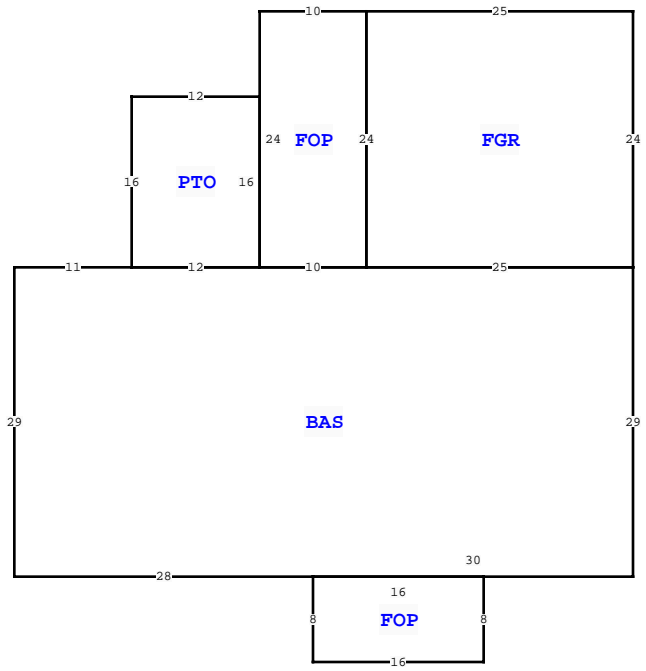


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1.100
Architectural	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2009								
Heated Area: 1682						HX Base Yr 2009					



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	15316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	148,950
FGR	600	55		330	29,224
FOP	128	30		38	3,365
FOP	240	30		72	6,376
PTO	192	5		10	886
TOTALS	2,842			2,132	188,799

611 NW ROSSIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	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	0166	CONC, PAVMT	0	100	0	0	0	2,682.00	UT 2.40	100	2008	2008	3	100	6,437	
2	0070	CARPOT UF	0	100	0	0	0	1.00	UT 0.00	100	2018	2018	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	100	2018	2018	3	100	500	

TOTAL OB/XF 7,237

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,799
TOTAL MARKET OB/XF VALUE			7,237
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			214,036
SOH/AGL Deduction			72,407
ASSESSED VALUE			141,629
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			85,218
TOTAL JUST VALUE			214,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23830	REMODEL	175	11/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1188/2447	2/10/2010	WD	U	I	11	100
GRANTOR: CLARENCE H ROSSIN (RE						
GRANTEE: TRENTON D ROSSIN &						
1007/0305	2/11/2004	WD	Q	I		26,000
GRANTOR: GRENETTA JONES						
GRANTEE: CLARENCE ROSSIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W11 S29 E28 FOP= S8 E16 N8 W16\$ E30 N29 FGR= N24 W25 S24 E25\$ W25 FOP= N24 W10 S24 E10\$ W10 PTO= N16 W12 S16 E12\$ W12\$.