1 AC IN THE NE COR OF N1/2 OF NE1/4 OF NE1/4 OF SE1/4 DESC IN ORB 626-150.

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

**2027**

**15-3S-16-02144-004**

## BUILDING CHARACTERISTICS

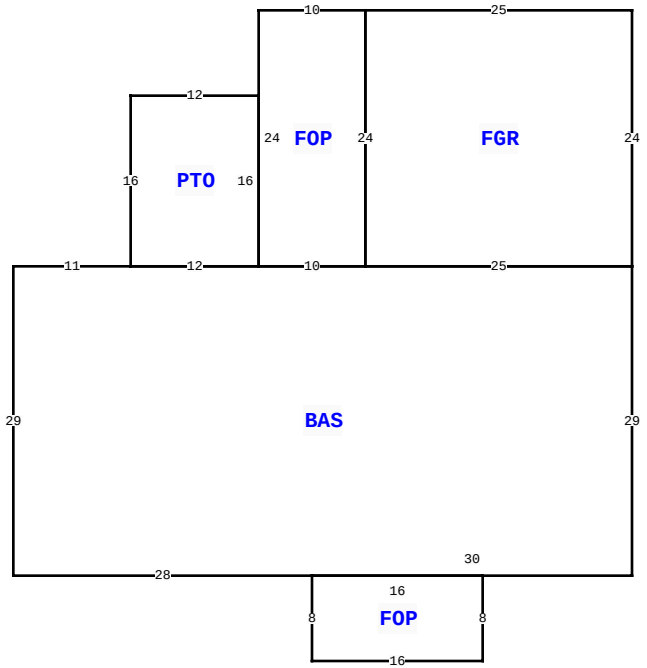
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 146,285 |
| FGR | 600 | 55 | | 330 | 28,701 |
| FOP | 128 | 30 | | 38 | 3,305 |
| FOP | 240 | 30 | | 72 | 6,262 |
| PTO | 192 | 5 | | 10 | 870 |
| TOTALS | 2,842 | | | 2,132 | 185,422 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,132 | 99.3280 | 109.26 | 232,942 | 2008 | 2008 | 0 | 0 | 0 | 20.40 | 79.60 |

2 SINGLE FAM 100% - 2009 Heated Area: 1682 HX Base Yr 2009




611 NW ROSSIN CT, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 185,422 |
| TOTAL MARKET OB/XF VALUE | | 7,237 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 210,659 |
| SOH/AGL Deduction | | 64,781 |
| ASSESSED VALUE | | 145,878 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 89,467 |
| TOTAL JUST VALUE | | 210,659 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 214,036 |

| 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$.

## LAND DESCRIPTION

TOTAL OB/XF 7,237

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS