



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
Kitchen Adjus	01 01 100				
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	1,500	100		1,500	131,137
FCP	144	25		36	3,147
FOP	288	25		72	6,295
FOP	64	30		19	1,661
FSP	144	40		58	5,071
FST	72	55		40	3,497
TOTALS	2,212			1,725	150,808

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,725	105.0560	119.76	206,586	1998	1998	0	0	0	27.00	73.00	

1 SINGLE FAM 0% - 2026 Heated Area: 1500 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,808
TOTAL MARKET OB/XF VALUE			266
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			169,074
SOH/AGL Deduction			0
ASSESSED VALUE			169,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,074
TOTAL JUST VALUE			169,074
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13172	SFR	115	10/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1002	2/14/2025	WD	U	I	11	100

GRANTOR: ROSSIN CLARENCE H
GRANTEE: COOPER WINDY RENIA
1475/996 9/12/2022 WD U I 30 56,500
GRANTOR: GEORGE JERELINE R
GRANTEE: ROSSIN CLARENCE H

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	0	0	0	1.50	1.50	100	1998	1998	3	100	266	

TOTAL OB/XF														266
617 NW ROSSIN CT, LAKE CITY														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 FSP= N12 W12 S12 E12\$ W28 S30 E14 FOP= S8 E8 N8 W8\$ E36 FST= E12 N6 W12 S6\$ N6 FCP= E12 N24 W12 S24\$ N24\$ FCP= E12 N12 W12 S12\$.	

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							