COMM NE COR OF SE1/4, W 210 FT F
FT, W 210 FT, N 210 FT, E 210 FT

COOPER WINDY RENIA
590 NW ROSSIN CT
LAKE CITY, FL 32055

2027

15-3S-16-02144-005

BUILDING CHARACTERISTICS

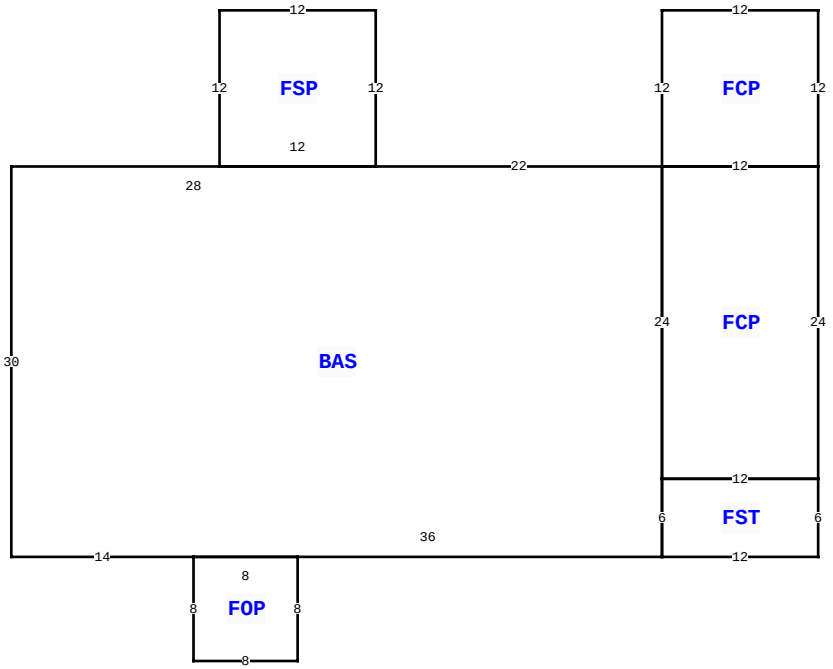
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	126,538
FCP	144	25		36	3,037
FCP	288	25		72	6,074
FOP	64	30		19	1,603
FSP	144	40		58	4,892
FST	72	55		40	3,374
TOTALS	2,212			1,725	145,519

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	115.56	199,341	1998	1998	0	0	0	27.00	73.00

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



617 NW ROSSIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,519
TOTAL MARKET OB/XF VALUE	266
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	163,785
SOH/AGL Deduction	0
ASSESSED VALUE	163,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,785
TOTAL JUST VALUE	163,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,430

SALE:3:1: $.60 STAMPS

SALE:2:1: 1 AC

SALE:1:1: .70 DOC STAMPS

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						

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$.

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	0	0	0	177.00	UT	1.50	1.50	100	1998	1998	3	100	266	

LAND DESCRIPTION

TOTAL OB/XF 266

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	0		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 11/17/2026 BY SYS