COMM AT NE COR OF SE1/4 OF SEC
RUN S 419.76 FT FOR POB, CONT
S 246.63 FT, W 672.97 FT, CONT

ROSSIN WENDY R
590 NW ROSSIN CT
LAKE CITY, FL 32055

**2027**

**15-3S-16-02144-018**

## BUILDING CHARACTERISTICS

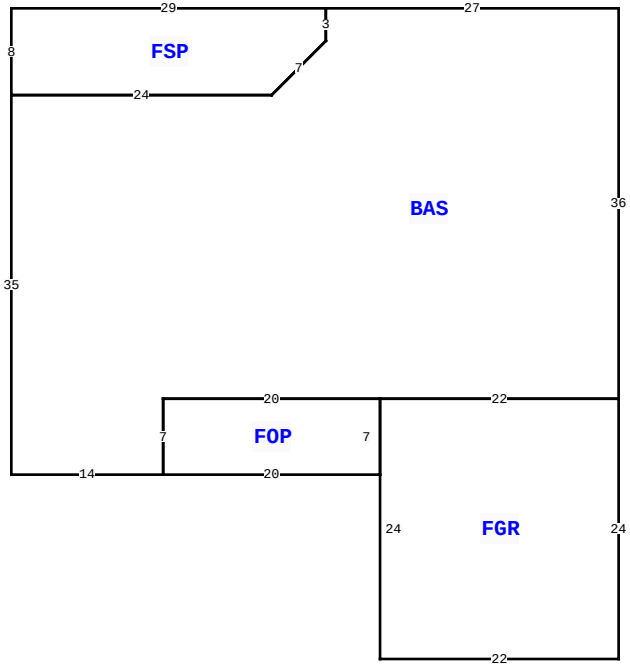
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,895 | 100 | | 1,895 | 191,843 |
| FGR | 528 | 55 | | 290 | 29,359 |
| FOP | 140 | 30 | | 42 | 4,252 |
| FSP | 220 | 40 | | 88 | 8,909 |
| TOTALS | 2,783 | | | 2,315 | 234,363 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,315 | 109.5640 | 120.52 | 279,004 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

2 SINGLE FAM 100% - 2010 Heated Area: 1895 HX Base Yr 2010




590 NW ROSSIN CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 598.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 1,495 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,363 |
| TOTAL MARKET OB/XF VALUE | | 10,495 |
| TOTAL LAND VALUE - MARKET | | 66,750 |
| TOTAL MARKET VALUE | | 263,372 |
| SOH/AGL Deduction | | 79,151 |
| ASSESSED VALUE | | 184,221 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 132,810 |
| TOTAL JUST VALUE | | 311,608 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,867 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27393 | SFR | 50 | 10/20/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1157/2777 | 9/04/2008 | WD | Q | V | 01 | 100 |
| GRANTOR: CLARENCE H ROSSIN | | | | | | |
| GRANTEE: WINDY R ROSSIN | | | | | | |
| 1157/2779 | 8/20/2008 | WD | Q | V | 01 | 100 |
| GRANTOR: TARMALL F ROSSIN | | | | | | |
| GRANTEE: WINDY R ROSSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S3 D5L5 W24 S35 E14 N7 E20 E22 N36 $
FGR=[ORIG=-22,36] S24 E22 N24 W22 $
FSP=[ORIG=-27,0] W29 S8 E24 U5R5 N3 $
FOP=[ORIG=-42,43] E20 N7 W20 S7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 10,495

| 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 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 17,250 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 4.50 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,264 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.50 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 49,500 | | | | | | | |

REVIEW DATE 02/17/2023 BY KS Total Acres: 6.00 Total Land Value: 18,514 Market: 49,500 Agricultural: 1,264 Common: 17,250 PRINTED 11/16/2026 BY SYS