

COMM 27.45 FT E & 340 FT S OF NW
 NW1/4 FOR POB, RUN E 636.10 FT,
 FT, W 391.20 FT, N 90.16 FT, W 2

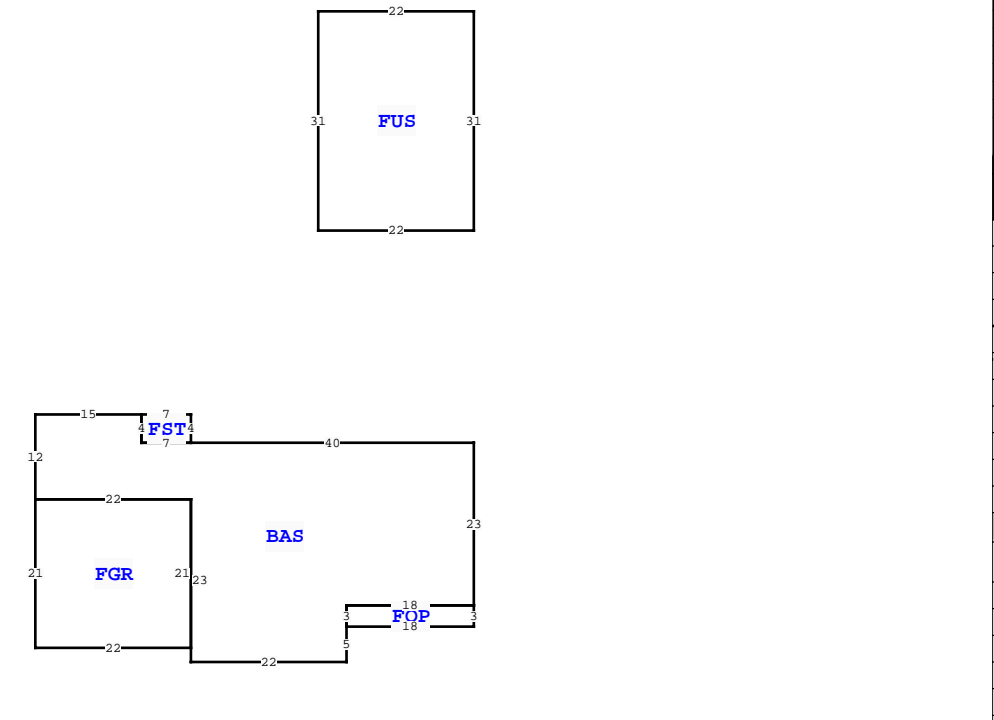
ROSSIGNOL BEVERLY A
 937 SW UPCHURCH AVE
 LAKE CITY, FL 32024

2026

15-4S-16-02991-006


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,299	105.7203	118.41	272,225	1986	1986	0	0	35.00	65.00		



QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		06		
NEIGHBORHOOD/LOC 15416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100		1,332	102,519
FGR	462	55		254	19,549
FOP	54	30		16	1,232
FST	28	55		15	1,154
FUS	682	100		682	52,491
TOTALS	2,558			2,299	176,946

937 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
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	17	24		2.00	2.00	75	1993	1993	3	75	612	

LAND DESCRIPTION														TOTAL OB/XF										
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		00	0.00	0.00	4.17	AC		1.00	1.00	1.00	9,000.00	9,000.00	37,530							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		176,946	
TOTAL MARKET OB/XF VALUE		612	
TOTAL LAND VALUE - MARKET		37,530	
TOTAL MARKET VALUE		215,088	
SOH/AGL Deduction		86,800	
ASSESSED VALUE		128,288	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		71,877	
TOTAL JUST VALUE		215,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050693	Roof Replacement	15,000	08/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0092	1/10/2019	LE U		I	14	100

GRANTOR: BEVERLY A ROSSIGNOL ()
 GRANTEE: LAURENCE F ROSSIGNO

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W40 FST= N4 W7 S4 E7\$ W7 N4 W15 S12 FGR= S21 E22 N21
 W22\$ E22 S23 E22 N5 FOP= E18 N3 W18 S3\$ N3 E18 N23\$ PTR=N30
 FUS= N31 W22 S31 E22\$ S30\$.