

COMM NW COR OF SE1/4, RUN S 337.
CR-131, S ALONG R/W 508.51 FT FO
286.19 FT, E 222.32 FT, S 200.06

CROSBY ROBERT WAYNE/CROSBY SYLVIA BOSARGE
1101 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

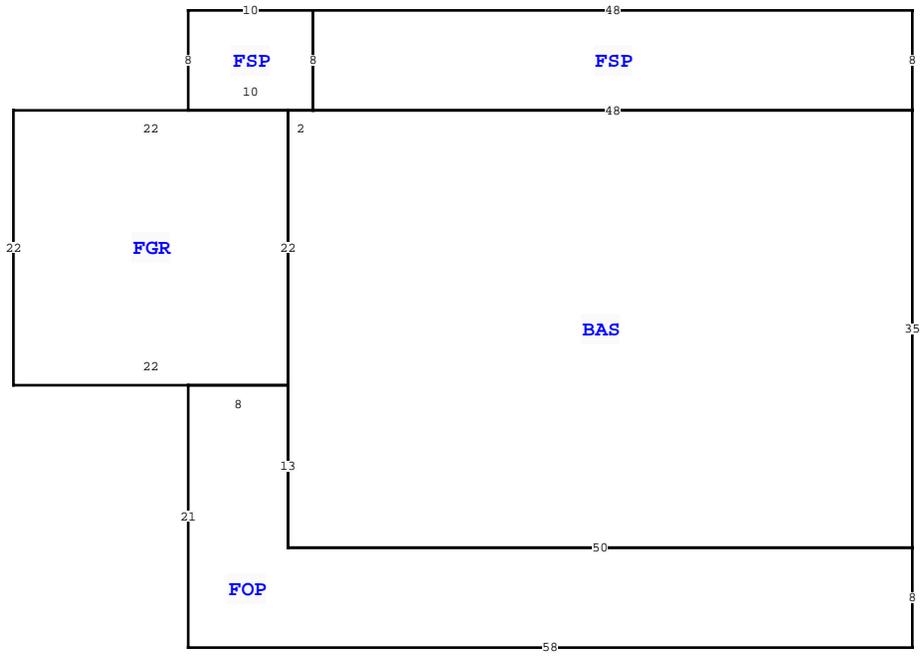
2026

20-4S-17-08585-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,750	100	
FGR	484	55	
FOP	568	30	
FSP	80	40	
FSP	384	40	
TOTALS	3,266		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1750						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			252,417
TOTAL MARKET OB/XF VALUE			25,250
TOTAL LAND VALUE - MARKET			25,935
TOTAL MARKET VALUE			303,602
SOH/AGL Deduction			171,658
ASSESSED VALUE			131,944
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			80,533
TOTAL JUST VALUE			303,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046309	Roof Replacement	16,625	01/19/2023
20107	POOL	125	11/04/2002
18559	SFR	220	07/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/639	11/15/2022	WD	U	I	12	312,000
GRANTOR: REO 2021-NR4 LLC						
GRANTEE: CROSBY ROBERT WAYNE						
1479/532	11/15/2022	QC	U	I	11	100
GRANTOR: TIMES SQUARE REO LLC						
GRANTEE: REO 2021-NR4 LLC						

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	0	0	956.00	UT	1.50	1.50	100	2001	2001	3	100	1,434	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336	
3	0282	POOL ENCL	0	100	30	40	1,200.00	UT	15.00	15.00	100	2002	2002	3	40	7,200	
4	0120	CLFENCE 4	0	100	0	0	270.00	UT	4.00	4.00	100	2002	2002	3	100	1,080	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS															25,250		

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		A-1	0.00	0.00	3.99	AC		1.00	1.00	1.00	6,500.00	6,500.00	25,935							