

COMM SE COR OF SW1/4 OF SE1/4,
 RUN W 48.97 FT, N 28.35 FT TO
 N R/W SR-242, W ALONG R/W

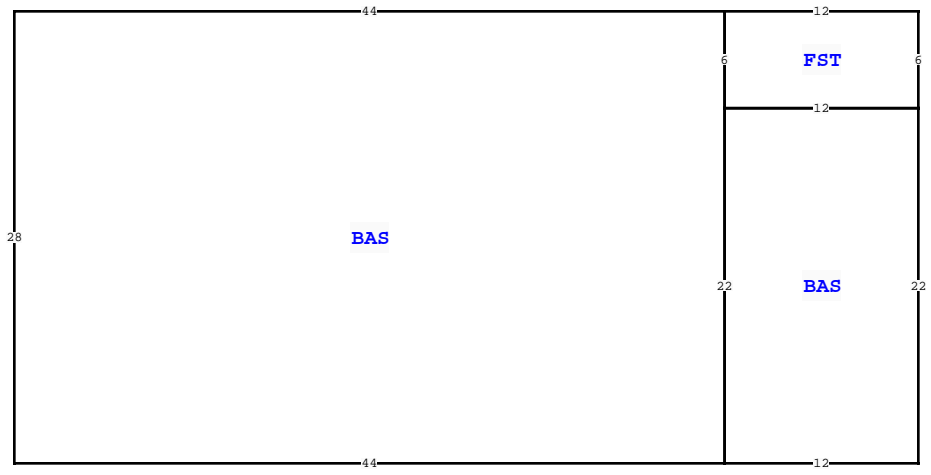
ROSSIN FELICIA LYNELL
 861 SW CR 242A
 LAKE CITY, FL 32025-2121

2026

20-4S-17-08622-002

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	1	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectual Units	05	CONV 100
	Condition Adj	02	02 100
	Kitchen Adjus	01	01 100
	Quality	03	03
	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	TOT ADJ AREA
			SUBAREA MARKET VALUE
	BAS	264	100
	BAS	1,232	100
	FST	72	55
	TOTALS	1,568	1,536
			80,521

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%	- 2017									Heated Area: 1496 HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			80,521
TOTAL MARKET OB/XF VALUE			360
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			98,881
SOH/AGL Deduction			42,653
ASSESSED VALUE			56,228
TOTAL EXEMPTION VALUE	HX HB	31,228	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			98,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,881
SALE:2:1: CERTIFICATE OF TITLE			
SALE:1:1: 1 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043591	Remodel	10,244	01/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/0250	11/19/1992	WD	Q	I		35,000
GRANTOR: FL CREDIT UNION						
GRANTEE: ROSSIN-HIGHLAND						
0757/0492	2/14/1992	CT	U	I	11	32,000
GRANTOR: ISIAH COKER JR						
GRANTEE: FL CREDIT UNION						

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	0294	SHED WOOD/	0	100	6	8			7.50	100	1993	1993	3	100	360	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/08/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W44 S28 E44 BAS= E12 N22 W12 S22\$ N22 FST= E12 N6 W12 S6\$ N6\$.			

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							