

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

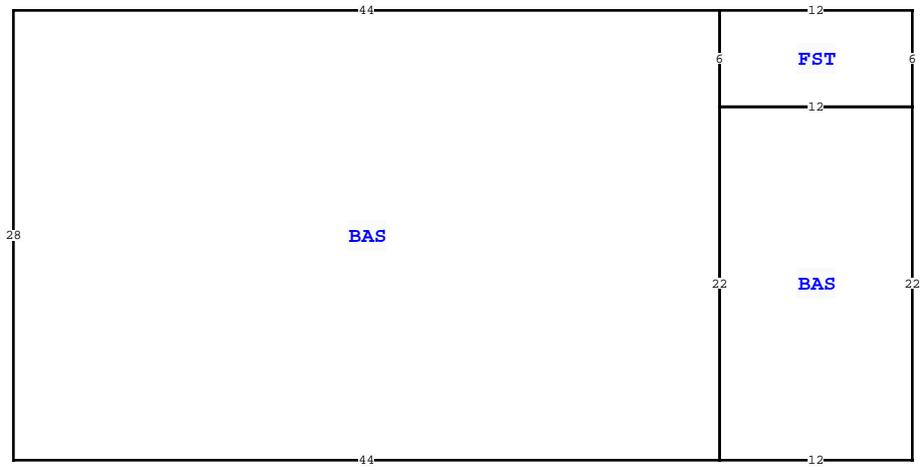
ROSSIN FELICIA LYNELL
 861 SW CR 242A
 LAKE CITY, FL 32025-2121

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 01 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		264	13,840
BAS	1,232	100		1,232	64,585
FST	72	55		40	2,097
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
0100	01	1,536	72.0106	80.65	123,878	1987	1987	0	0	35.00	65.00
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		14,000	
TOTAL MARKET VALUE		94,881	
SOH/AGL Deduction		38,653	
ASSESSED VALUE		56,228	
TOTAL EXEMPTION VALUE		HX HB 31,228	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		94,881	
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES														
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	14,000.00	14,000.00	14,000							