COMM 679.14 FT W OF NE COR OF SE
FOR POB, RUN W 192.50 FT, S 204.
192.31 FT, N 204.57 FT TO POB.

ROSSIGNOL MARIA G
403 SW BURNETT LN
LAKE CITY, FL 32024

2027

26-4S-16-03181-013

BUILDING CHARACTERISTICS

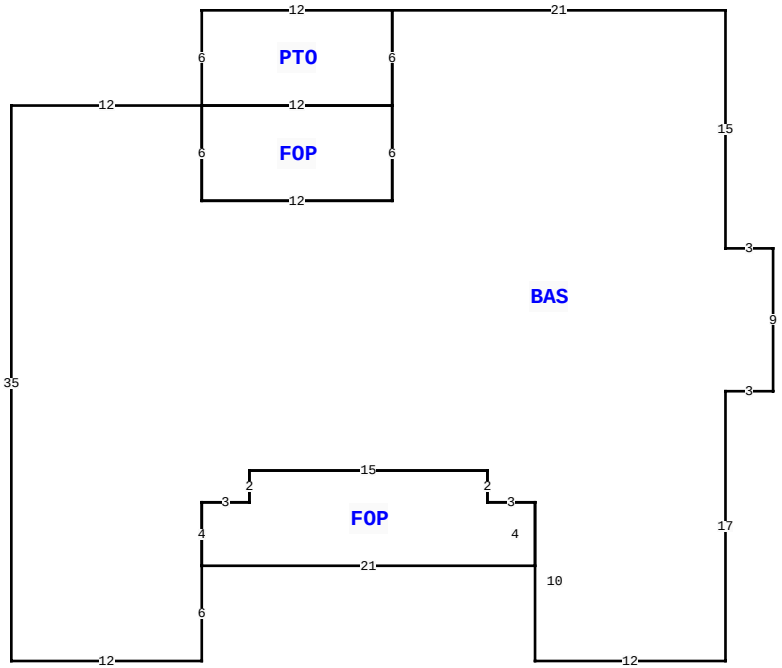
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100		1,416	159,125
FOP	72	30		22	2,472
FOP	114	30		34	3,821
PTO	72	5		4	450
TOTALS	1,674			1,476	165,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	127.7040	140.47	207,334	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1416 HX Base Yr 2006



403 SW BURNETT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	100	2005	2005	3	100	1,120	
2	0166	CONC,PAVMT	0	100	5	12	60.00	UT	2.50	2.50	100	2005	2005	3	100	150	
3	0169	FENCE/WOOD	0	100	50	5	400.00	UT	13.50	13.50	75	2007	2007	3	75	4,050	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,867
TOTAL MARKET OB/XF VALUE		5,720
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		194,587
SOH/AGL Deduction		58,863
ASSESSED VALUE		135,724
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		79,313
TOTAL JUST VALUE		194,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23395	SFR	426	07/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1545	11/01/2021	PB	U	I	18	0
GRANTOR: ROSSIGNOL ROBERT J						
GRANTEE: ROSSIGNOL MARIA G						
1048/1869	6/03/2005	WD	U	V	08	14,100
GRANTOR: JESSE L MURRILL						
GRANTEE: ROBERT J ROSSIGNOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= W12 S6 E12 N6$ S6 FOP= W12 S6 E12 N6$ S6 W12 N6 W12 S35 E12 N6 FOP= E21 N4 W3 N2 W15 S2 W3 S4$ N4 E3 N2 E15 S2 E3 S10 E12 N17 E3 N9 W3 N15$.

LAND DESCRIPTION

TOTAL OB/XF 5,720

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/10/2019 BY KR Total Acres: 0.90 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS