

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.

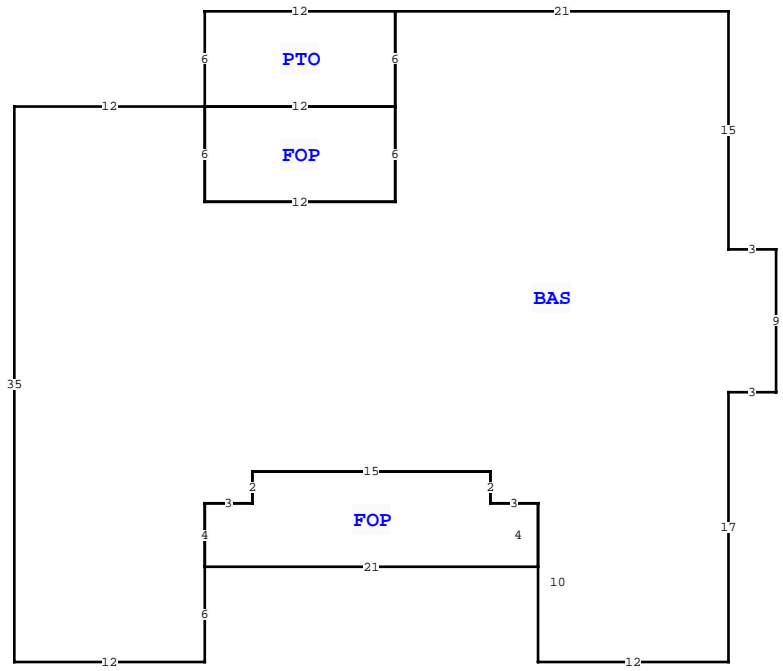
ROSSIGNOL MARIA G  
403 SW BURNETT LN  
LAKE CITY, FL 32024

**2026**

26-4S-16-03181-013  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	32	HARDIE BRD	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	1,416	100	
FOP	72	30	
FOP	114	30	
PTO	72	5	
TOTALS	1,674		

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%	- 2006								
Heated Area: 1416						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			168,890
TOTAL MARKET OB/XF VALUE			5,720
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			197,610
SOH/AGL Deduction			65,839
ASSESSED VALUE			131,771
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			75,360
TOTAL JUST VALUE			197,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,721

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	10	16	UT	7.00	7.00	100	2005
2	0166	CONC, PAVMT	0	100	5	12	UT	2.50	2.50	100	2005
3	0169	FENCE/WOOD	0	100	50	5	UT	13.50	13.50	75	2007
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014

TOTAL OB/XF											
5,720											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/08/2025		MLU						

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00