

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.

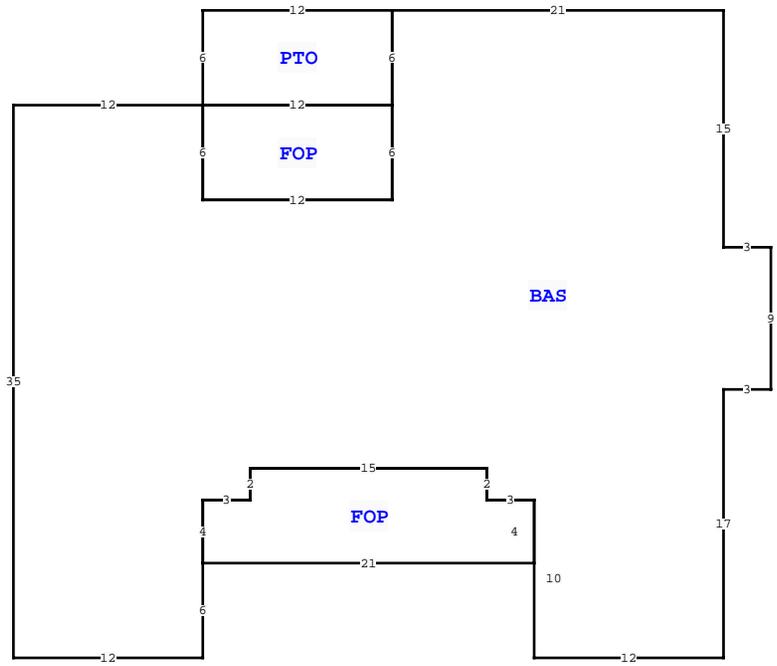
ROSSIGNOL MARIA G
403 SW BURNETT LN
LAKE CITY, FL 32024

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 BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			171,901
TOTAL MARKET OB/XF VALUE			5,720
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			200,621
SOH/AGL Deduction			68,850
ASSESSED VALUE			131,771
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			75,360
TOTAL JUST VALUE			200,621
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	10	16	UT	7.00	7.00	100	2005	2005	3	100	1,120	
2	0166	CONC, PAVMT	0	100	5	12	UT	2.50	2.50	100	2005	2005	3	100	150	
3	0169	FENCE/WOOD	0	100	50	5	UT	13.50	13.50	75	2007	2007	3	75	4,050	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
TOTALS															5,720	

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