COMM SW COR OF NE1/4 OF SE1/4, E
N 880 FT FOR POB, W 223.5 FT, N
E 223.5 FT, S 195 FT TO POB. (AK

ROSBURY DAVID R/ROSBURY CATHERINE M
128 NW MARCEL PL
LAKE CITY, FL 32055

2027

28-3S-16-02366-008

BUILDING CHARACTERISTICS

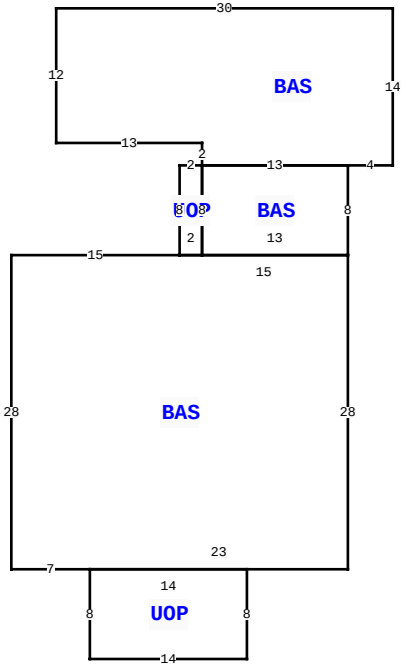
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		28316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	7,085
BAS	394	100		394	26,842
BAS	840	100		840	57,226
UOP	16	20		3	204
UOP	112	20		22	1,499
TOTALS	1,466			1,363	92,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	95.2848	104.81	142,856	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1338 HX Base Yr 2006



128 NW MARCEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,856
TOTAL MARKET OB/XF VALUE	5,301
TOTAL LAND VALUE - MARKET	10,400
TOTAL MARKET VALUE	108,557
SOH/AGL Deduction	40,539
ASSESSED VALUE	68,018
TOTAL EXEMPTION VALUE	HX HB 13 68,018
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	108,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/2188	1/24/2012	WD	U	I	11	100
GRANTOR: DAVID R & CATHERINE M						
GRANTEE: DAVID R ROSBURY & C						
1187/1946	1/20/2010	QC	U	I	11	100
GRANTOR: DAVID ROSBURY						
GRANTEE: DAVID R ROSBURY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S28 E7 UOP= S8 E14 N8 W14$ E23 N28 BAS= N8 BAS= E4 N14 W30 S12 E13 S2 UOP= W2 S8 E2 N8$ E13$ W13 S8 E13$ W15$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1,430.00	UT	0.35	0.35	100	0	0	3	100	501	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,301

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	10,400							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.00 Total Land Value: 10,400 Market: 0 Agricultural: 0 Common: 10,400 PRINTED 11/17/2026 BY SYS