COMM NW COR OF NE1/4 OF NW1/4, S
CONT S 432 FT, E 671.28 FT TO W
N ALONG R/W APROX 525 FT, W APRO

FISSELL JOHN CARVLE/FISSELL DEBRA ANN
990 NE VOSS RD
LAKE CITY, FL 32055

2027

28-3S-17-05596-000

BUILDING CHARACTERISTICS

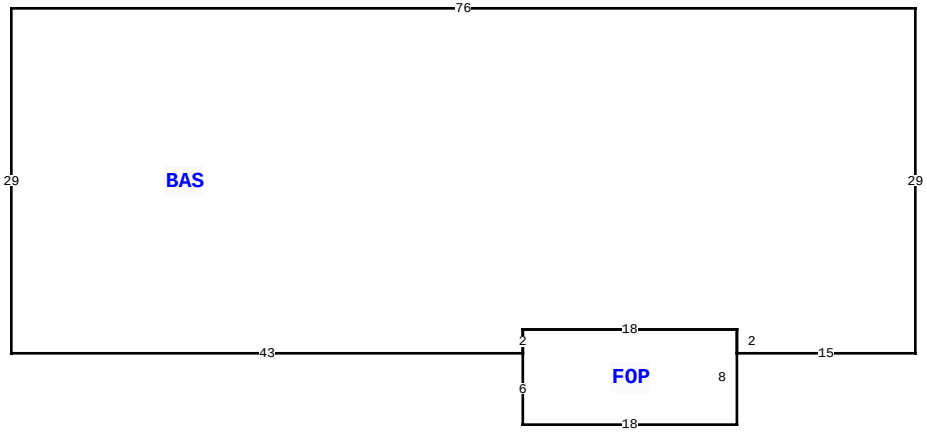
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	0201	MODULAR HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100		2,168	154,678
FOP	144	30		43	3,068
TOTALS	2,312			2,211	157,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,211	109.9980	103.40	228,617	2003	2015	10	0	0	21.00	69.00

1 MODULAR 1 100% - 2024 Heated Area: 2168 HX Base Yr 2024



990 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,746
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		14,151
TOTAL MARKET VALUE		176,597
SOH/AGL Deduction		99,819
ASSESSED VALUE		76,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,367
TOTAL JUST VALUE		176,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048638	Roof Replacement	14,000	11/13/2023
21124	SFR	125	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1435	12/20/2023	WD	Q	I	01	194,000
GRANTOR: CHRISTIE ALTON						
GRANTEE: FISSELL JOHN CARVLE						
1380/1514	3/16/2019	QC	U	I	11	100
GRANTOR: RUBY CHRISTIE						
GRANTEE: ALTON CHRISTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E43 FOP= S6 E18 N8 W18 S2$ N2 E18 S2 E15 N29$.

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	0201	C	MOD HOME	100		00	0.00	0.00	2.67	AC		1.00	1.00	1.00	5,300.00	5,300.00	14,151							

REVIEW DATE 01/22/2024 BY TP Total Acres: 2.67 Total Land Value: 14,151 Market: 0 Agricultural: 0 Common: 14,151 PRINTED 11/17/2026 BY SYS