COMM AT INTERS OF E R/W OF HWY
441 & S LINE OF NE1/4 OF SE
1/4, RUN N ALONG R/W 1074.79

ROSSIN SHELIA
6880 N US HWY 441
LAKE CITY, FL 32055

2027

29-2S-17-04779-003

BUILDING CHARACTERISTICS

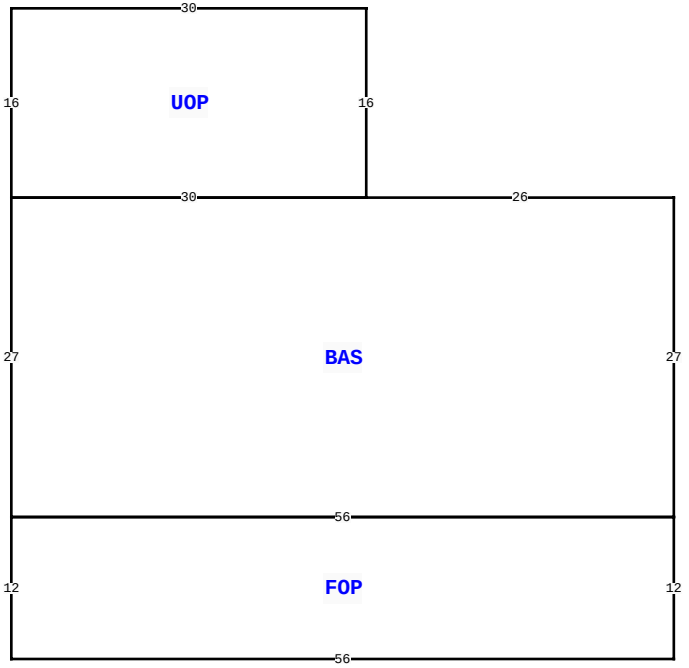
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	130,975
FOP	672	35		235	20,357
UOP	480	25		120	10,395
TOTALS	2,664			1,867	161,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,867	117.9000	109.65	204,717	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2017 Heated Area: 1512 HX Base Yr 2017



6881 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	24	24	576.00	UT	1.50	1.50	100	2014	2014	3	100	864	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,726
TOTAL MARKET OB/XF VALUE		9,764
TOTAL LAND VALUE - MARKET		22,700
TOTAL MARKET VALUE		194,190
SOH/AGL Deduction		96,075
ASSESSED VALUE		98,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,704
TOTAL JUST VALUE		194,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053059	Roof Replacement	6,381	05/08/2025
000046979	Electrical Servic	0	04/17/2023
32153	M H	469	07/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/2127	5/10/2016	QC	U	V	11	100
GRANTOR: RONSAE ROSSIN						
GRANTEE: SHELIA ROSSIN						
1214/2301	5/18/2011	QC	U	V	11	100
GRANTOR: SHEILA ROSSIN						
GRANTEE: RONSAE ROSSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N16 W30 S16 E30$ W30 S27 FOP= S12 E56 N12 W56$ E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,764

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	0200	C	MBL HM	100			0.00	0.00	2.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,700							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 2.27 Total Land Value: 22,700 Market: 0 Agricultural: 0 Common: 22,700 PRINTED 11/17/2026 BY SYS