COMM AT INTERS OF E R/W OF U S
HWY 441 & S LINE OF NE1/4 OF
SE1/4, RUN N ALONG R/W 1323.03

ROSSIN ASHLEY
6880 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

29-2S-17-04779-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,700
TOTAL MARKET VALUE	22,700
SOH/AGL Deduction	6,220
ASSESSED VALUE	16,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,480
TOTAL JUST VALUE	22,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1237/1408	6/28/2012	WD	U	V	11	100
GRANTOR: EVETTE GRIFFIN AKA RY						
GRANTEE: ASHLEY ROSSIN						
1015/1788	9/19/2003	WD	Q	V	03	100
GRANTOR: DELOIS HOLLAND AS PR						
GRANTEE: EVETTE GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	2.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,700							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.27 Total Land Value: 22,700 Market: 0 Agricultural: 0 Common: 22,700 PRINTED 05/12/2026 BY SYS