LOT 5 BLOCK C FOREST COUNTRY
SECOND ADDITION. ORB 808-1308,
WD 1010-2408.

ROSSIGNOL LARRY F
185 SW SLASH LN
LAKE CITY, FL 32024

2024

15-4S-16-03000-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

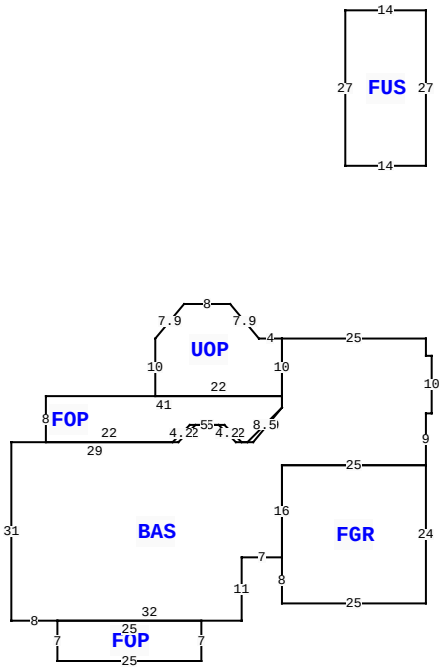
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1,979	144,528
FGR	600	55	330	24,100
FOP	175	30	52	3,798
FOP	286	30	86	6,281
FUS	378	100	378	27,606
UOP	298	20	60	4,382
TOTALS	3,716		2,885	210,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,885	116.6776	112.01	323,149	1994	1994	0	0	0	34.80	65.20

1 SINGLE FAM – 100% - 2005 Heated Area: 2357 HX Base Yr 2005



185 SW SLASH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,693
TOTAL MARKET OB/XF VALUE		15,485
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		254,178
SOH/AGL Deduction		52,249
ASSESSED VALUE		201,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,929
TOTAL JUST VALUE		254,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16626	POOL	120	02/22/2000
7725	SFR	57,000	10/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/2408	3/19/2004	WD	Q	I		197,000
GRANTOR: CHARLES D & MARCIA J						
GRANTEE: LARRY F ROSSIGNOL						
0808/1308	7/24/1995	WD	Q	I		138,000
GRANTOR: BLONDINA M STEVENS						
GRANTEE: CHARLES D & MARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= W4 U6 L5 W8 L5 D6 S10 E22 N10$ S10 FOP= W41 S8 E22 U3 R3 E5 R3 D3 E2 R6 U6 N2$ S2 D6 L5 W2 U3 L3 W5 L3 D3 W29 S31 E8 FOP= S7E25 N7 W25$ E32 N11 E7 FGR= S8 E25 N24 W25 S16$N16 E25 N9E1 N10W1 N3$ PTR= N30 FUS= N27 W14 S27 E14$ S30$.

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	0	0	2,720.00	UT	1.50	1.50	50	0	0	3	50	2,040	
2	0280	POOL R/CON	0	100	13	31	403.00	UT	70.00	70.00	100	2000	2000	3	40	11,284	
3	0166	CONC,PAVMT	0	100	0	0	867.00	UT	1.50	1.50	100	2000	2000	3	100	1,301	
4	0120	CLFENCE 4	0	100	0	0	344.00	UT	2.50	2.50	100	2000	2000	3	100	860	

LAND DESCRIPTION

TOTAL OB/XF 15,485

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/01/2019 BY KRBC Total Acres: 0.73 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 02/21/2024 BY SYS