SW1/4 OF SW1/4. ORB 463-607, 625-272 (JOINS RE#13-4S-17-08336-001) & WEST 13.37 FT OF

HAGLER DOUGLAS S/HAGLER LUCINDA
P O BOX 851
LAKE CITY, FL 32056

2025

12-4S-17-08331-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

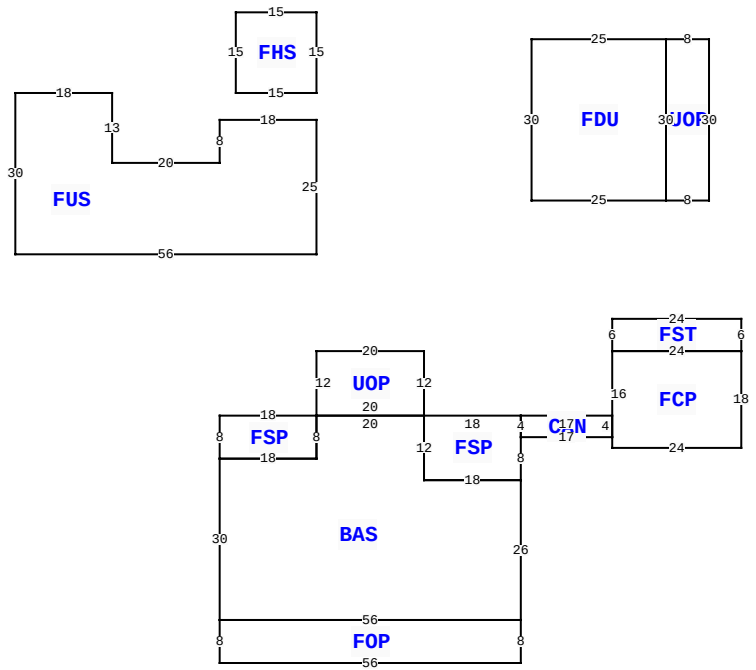
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	193,183
CAN	68	30		20	2,186
FCP	432	25		108	11,800
FDU	750	60		450	49,170
FHS	225	60		135	14,751
FOP	448	30		134	14,642
FSP	144	40		58	6,337
FSP	216	40		86	9,397
FST	144	55		79	8,632
FUS	1,330	100		1,330	145,324
TOTALS	6,005			4,264	465,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,264	133.6450	149.68	638,236	1997	1997	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 1998 Heated Area: 3323 HX Base Yr 1998



** This building has 12 Sub-Areas

569 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		465,912
TOTAL MARKET OB/XF VALUE		19,500
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		499,371
SOH/AGL Deduction		167,447
ASSESSED VALUE		331,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,202
TOTAL JUST VALUE		605,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34121	ADDN SFR	335	06/08/2016
26437	MAINT/ALTR	215	11/19/2007
16361	POOL	100	12/03/1999
10928	SFR	470	03/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/1694	10/26/2006	WD	Q	V	01	2,500
GRANTOR: BRADLEY N & BETSY S D						
GRANTEE: HAGLER DOUGLAS S &						
0625/0272	5/16/1987	WD	U	V		53,100
GRANTOR: ROSSIE WILLIAM H &						
GRANTEE: HAGLER DOUGLAS S &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W18 S8 E18 N8$ BAS= S8 W18 S30 FOP= S8 E56 N8 W56$ E56 N26 FSP= N8 CAN= E17 FCP= S2 E24 N18 FST= N6 W24 S6 E24$ W24 S16 $ N4 W17 S4$ N4W18 S12 E18$ W18 N12 UOP= N12 W20 S12 E20$ W20$ PTR= N30 FUS= N25 W18 S8 W20 N13 W18 S30 E56 $ S30$ PTR= N40 E40 FDU= E25 UOP= E8 N30 W8 S30$ N30 W25 S30$ S40 W40$ PTR= N60 FHS= N15 W15 S15 E15$ S60$.

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	20	25	500.00	UT	1.50	1.50	100	1997	1997	3	100	750	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2000	2000	3	40	13,440	
4	0166	CONC,PAVMT	0	100	0	0	1,140.00	UT	1.50	1.50	100	2000	2000	3	100	1,710	
5	0060	CARPORT F	0	100	16	20	320.00	UT	5.00	5.00	100	2005	2005	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 19,500

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	39.00	AC		1.00	1.00	1.00	281.00	281.00	10,959							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	117,000							

REVIEW DATE 04/18/2017 BY BC Total Acres: 40.00 Total Land Value: 13,959 Market: 117,000 Agricultural: 10,959 Common: 3,000 PRINTED 07/09/2025 BY SYS