



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 06-4S-17-08020-113 (29246) | SINGLE FAMILY (0100) | 0.155 AC
 LOT 13 CROSS CREEK ESTATES S/D, SWD 1114-1827

ROSSBOROUGH FORREST WAYNE &

Owner: MARILYN KOON ROSSBOROUGH TR
 339 SW BLACK PINE TERR
 LAKE CITY, FL 32024

Site: 1046 SW ROSSBROUGH Ct, LAKE CITY

Sales Info: NONE

2022 Working Values

Mkt Lnd	\$18,000	Appraised	\$73,759
Ag Lnd	\$0	Assessed	\$73,759
Bldg	\$55,121	Exempt	\$0
XFOB	\$638		
Just	\$73,759		
		Total	county:\$56,083
		Taxable	city:\$56,083
			other:\$0
			school:\$73,759

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzllyLogic.com

LOT 13 CROSS CREEK
ESTATES S/D. SWD 1114-1827

ROSSBOROUGH FORREST WAYNE &
MARILYN KOON ROSSBOROUGH TR, 339 SW BLACK PINE TERR
LAKE CITY, FL 32024

2022

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 100	1200	01	1,024	111.4880	79.16	81,060	1989	1989	0	0	0	32.00	68.00	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0													Tax Group: 1			Tax Dist:										
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE			55,121										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE			638										
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET			18,000										
Interior Floor	15	HARDTILE 30														TOTAL MARKET VALUE			73,759										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction			17,676										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE			56,083										
Bedrooms		2 100														TOTAL EXEMPTION VALUE			0										
Bathrooms		2 100														BASE TAXABLE VALUE			56,083										
Frame	03	MASONRY 100														TOTAL JUST VALUE			73,759										
Common Wall		30 100														INCOME VALUE													
Stories	0	0 100														PREVIOUS YEAR MKT VALUE			50,985										
Architectural	05	CONV 100																											
Units		2 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM	MKT AREA		06																										
NEIGHBORHOOD	6417.0800		1.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,024	100	1,024	55,121																									
TOTALS					1,024	1,024	55,121																						
EXTRA FEATURES					1046 SW ROSSBOROUGH Ct, LAKE CITY																								
L N	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	0258	PATIO	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	100														
2	0166	CONC, PAVMT	0	0	16	12	192.00	UT	1.40	100	1993	1993	3	100	269														
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	2012	2012	3	100	269														
LAND DESCRIPTION																													
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0100	SFR	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000													
REVIEW DATE 09/20/2016 BY DFRP Total Acres: 0.16 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/06/2022																													