LOT 23 ROSE CREEK PLANTATION PHA
EX THE W 2.5 AC DESC ORB 923-196

KLANDERUD JESSICA L
P O BOX 1473
LAKE CITY, FL 32056-1473

2026

12-5S-16-03406-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

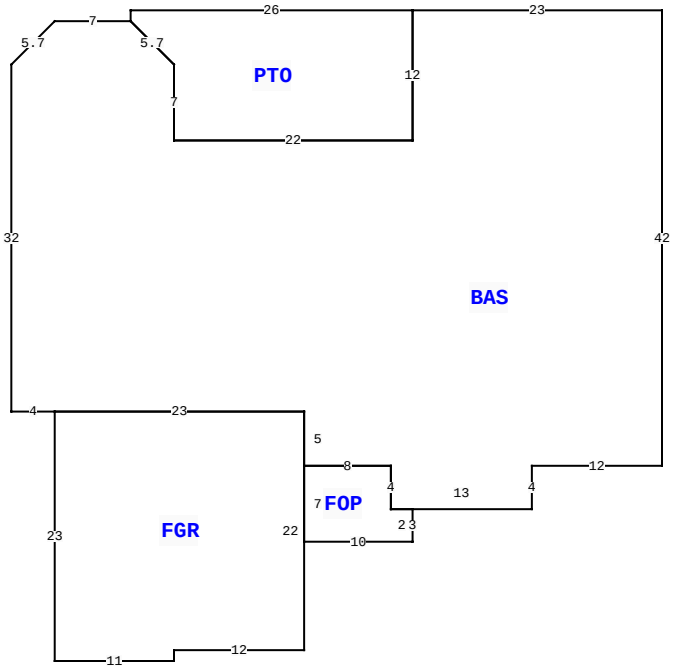
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	235,090
FGR	517	55		284	31,170
FOP	62	30		19	2,085
PTO	276	5		14	1,536
TOTALS	2,997			2,459	269,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	146.2552	163.81	402,809	2003	2003	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2004 Heated Area: 2142 HX Base Yr 2004



302 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,882
TOTAL MARKET OB/XF VALUE		8,958
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		323,840
SOH/AGL Deduction		94,072
ASSESSED VALUE		229,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,046
TOTAL JUST VALUE		323,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19804	SFR	371	08/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/2606	3/18/2015	QC	U	I	11	0

GRANTOR: MICHAEL J KLANDERUD

GRANTEE: JESSICA L KLANDERUD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= W26 S1 D4 R4 S7 E22 N12$ S12 W22 N7 L4 U4 W7 D4 L4 S32 E4 FGR= S23 E11 N1 E12 N22 W23$ E23 S5 FOP= S7 E10 N3 W2 N4 W8 $ E8 S4 E13 N4 E12 N42$.

EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	3,879.00	UT	2.00	2.00	100	2003	2003	3	100	7,758	

LAND DESCRIPTION

TOTAL OB/XF 8,958

L N	USE CODE	CLS	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	C	SFR	100		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,000							

REVIEW DATE 09/16/2019 BY KR Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS