

LOT 1 ROSE POINTE S/D.
CT 1259-1404, SWD 1271-549,
WD 1271-2022, WD 1292-2407,

BARBER LUCAS C JR/BARBER ROSAURA
125 SW ROSE POINTE PL
LAKE CITY, FL 32024

2026

15-4S-16-03011-101



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	15416.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100		1,553	177,470
FGR	440	55		242	27,655
FOP	51	30		15	1,714
FOP	90	30		27	3,086
TOTALS	2,134			1,837	209,925

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	114.6420	128.40	235,871	2014	2014	0	0	0	11.00	89.00
1 SINGLE FAM			100% - 2018		Heated Area: 1553				HX Base Yr 2018			
The floor plan shows a main living area (BAS) with a front porch (FOP) and a rear garden room (FGR). The dimensions are as follows: - BAS: 28' x 29' (main area), 15' x 15' (front porch area), 10' x 13' (rear garden room area). - FOP: 15' x 15' (front porch area). - FGR: 19' x 22' (rear garden room area).												