LOT 2 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549,
WD 1271-2022, WD 1292-861, WD

BOECKMAN NATHAN D/BOECKMAN AMBER K
151 SW ROSE POINTE PL
LAKE CITY, FL 32024

2026

15-4S-16-03011-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

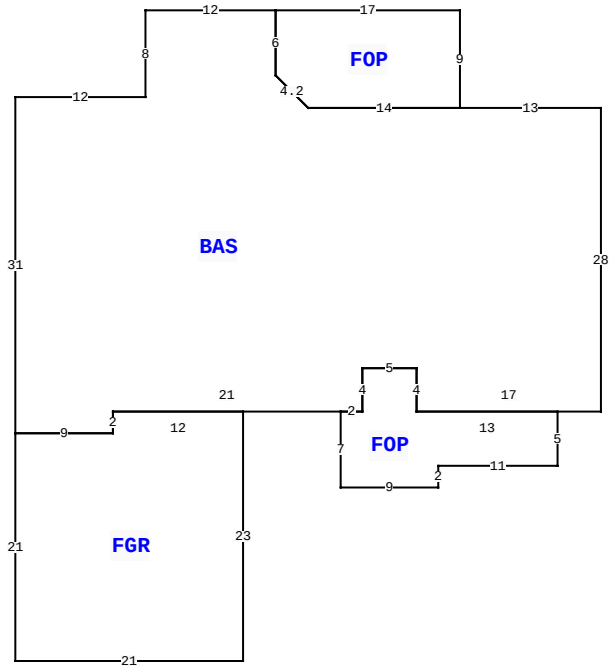
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,635	100		1,635	189,760
FGR	465	55		256	29,712
FOP	138	30		41	4,758
FOP	149	30		45	5,222
TOTALS	2,387			1,977	229,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	113.8760	127.54	252,147	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1635 HX Base Yr 2017



151 SW ROSE POINTE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,454
TOTAL MARKET OB/XF VALUE		1,452
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		249,406
SOH/AGL Deduction		77,737
ASSESSED VALUE		171,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,947
TOTAL JUST VALUE		249,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33518	SFR	683	11/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/1134	10/24/2016	WD	Q	I	01	180,000
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: NATHAN D & AMBER K						
1324/1132	10/24/2016	WD	U	V	11	100
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: INNOVATIVE HOME BUI						

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	726.00	UT	2.00	2.00	100	2016	2016	3	100	1,452	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N9 W17 S6 D3 R3 E14$ W14 L3 U3 N6 W12 S8 W12 S31 FGR= S21 E21 N23 W12 S2 W9$ E9 N2 E21 FOP= S7 E9 N2 E11 N5 W13 N4 W5 S4 W2$ E2 N4 E5 S4 E17 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,452

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	18,500.00	18,500.00	18,500							

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS