LOT 4 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

CALVITT JULIE H
195 SW ROSE POINTE PL
LAKE CITY, FL 32024

2026

15-4S-16-03011-104

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

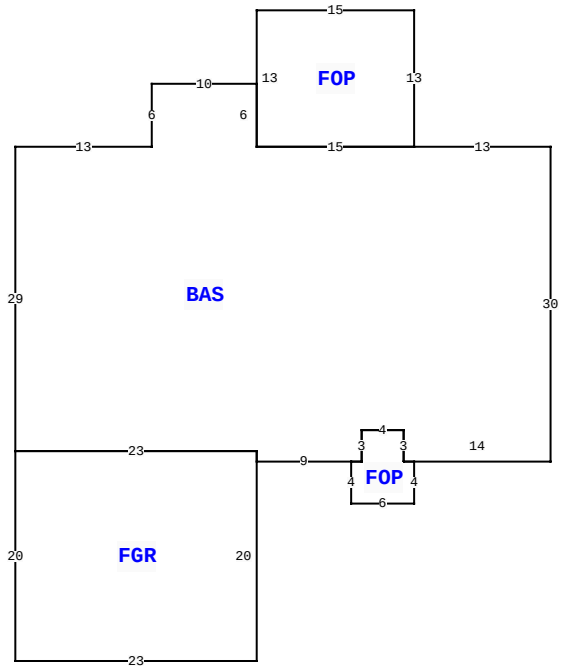
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100		1,555	178,945
FGR	460	55		253	29,115
FOP	36	30		11	1,266
FOP	195	30		58	6,674
TOTALS	2,246			1,877	215,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	115.4440	129.30	242,696	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2021 Heated Area: 1555 HX Base Yr 2021



195 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		215,999
TOTAL MARKET OB/XF VALUE		2,004
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,503
SOH/AGL Deduction		37,139
ASSESSED VALUE		199,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,642
TOTAL JUST VALUE		236,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32002	SFR	626	06/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1412/2485	6/05/2020	WD	Q	I	01	198,000

GRANTOR: KATHERINE A WHITTEN
GRANTEE: JULIE H CALVITT

1296/0275	6/05/2015	WD	Q	I	01	153,000

GRANTOR: INNOVATIVE HOME BUILD
GRANTEE: KATHERINE A WHITTEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N13 W15 S13 E15$ W15 N6 W10 S6 W13 S29 FGR= S20 E23 N20 W23$ E23 S1 E9 FOP= S4 E6 N4 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E14 N30$.

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	1,002.00	UT	2.00	2.00	100	2014	2014	3	100	2,004	

LAND DESCRIPTION

TOTAL OB/XF 2,004

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