LOT 7 ROSE POINTE S/D.
CT 1259-1404, SWD 1271-549,
WD 1271-2022, WD 1310-1566,

CROMWELL SHYTANA MARIE
188 SW ROSE POINTE PL
LAKE CITY, FL 32024

2026

15-4S-16-03011-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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

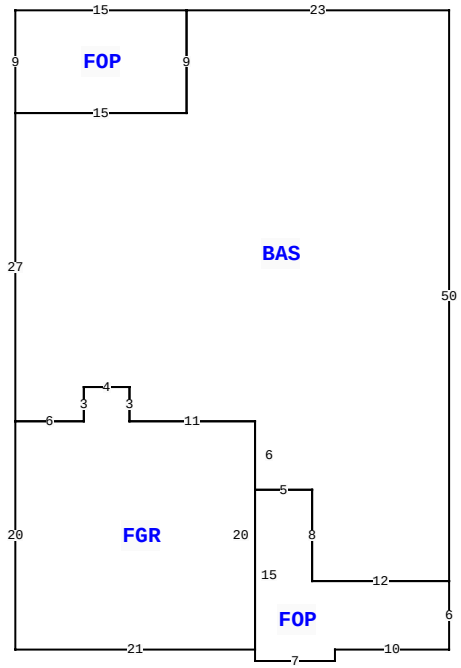
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100		1,419	162,703
FGR	432	55		238	27,289
FOP	135	30		40	4,586
FOP	149	30		45	5,160
TOTALS	2,135			1,742	199,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	112.5040	126.00	219,492	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1419 HX Base Yr 2017



188 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		199,738
TOTAL MARKET OB/XF VALUE		1,360
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,598
SOH/AGL Deduction		91,158
ASSESSED VALUE		128,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,718
TOTAL JUST VALUE		219,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33922	SFR	631	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1067	10/11/2016	WD	U	I	11	0
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: SHYTANA MARIE CROMW						
1320/1828	8/15/2016	WD	U	V	30	163,500
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: IHB HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= W15 S9 E15 N9$ S9 W15 S27 FGR= S20 E21 N20 W11 N3 W4 S3 W6$ E6 N3 E4 S3 E11 S6 FOP= S15 E7 N1 E10 N6 W12 N8 W5 $ E5 S8 E12 N50$.

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	680.00	UT	2.00	2.00	100	2016	2016	3	100	1,360	

LAND DESCRIPTION

TOTAL OB/XF 1,360

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: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS