LOT 9 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

TOMLINSON TYLER
152 SW ROSE POINTE PL
LAKE CITY, FL 32024

2026

15-4S-16-03011-109

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

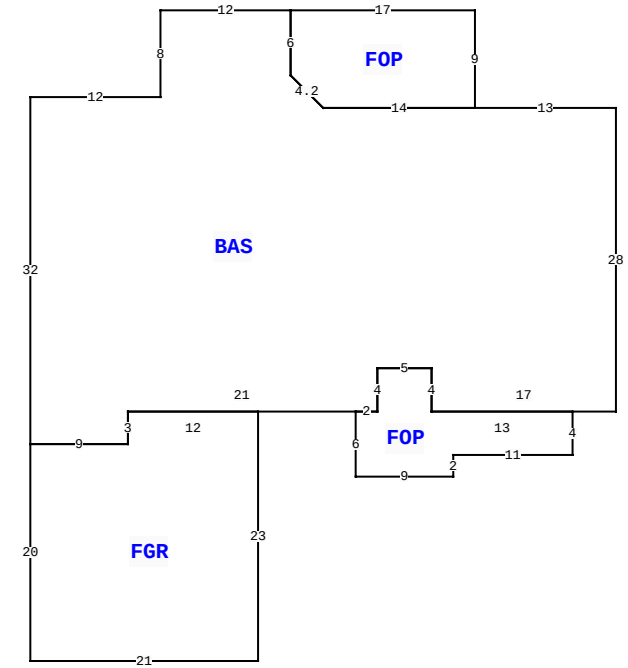
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100		1,644	185,967
FGR	456	55		251	28,393
FOP	118	30		35	3,960
FOP	149	30		45	5,091
TOTALS	2,367			1,975	223,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	113.4840	127.10	251,022	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2016 Heated Area: 1644 HX Base Yr 2016



152 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		223,410
TOTAL MARKET OB/XF VALUE		4,396
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		246,306
SOH/AGL Deduction		69,138
ASSESSED VALUE		177,168
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		121,446
TOTAL JUST VALUE		246,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32020	SFR	683	06/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/1313	3/27/2024	QC	U	I	11	0
GRANTOR: TOMLINSON TYLER						
GRANTEE: TOMLINSON TYLER						
1369/2289	9/22/2018	QC	U	I	11	100
GRANTOR: TYLER TOMLINSON						
GRANTEE: TYLER TOMLINSON & Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N9 W17 S6 D3 R3 E14$ W14 L3 U3 N6 W12 S8 W12 S32 FGR= S20 E21 N23 W12 S3 W9$ E9 N3 E21 FOP= S6 E9 N2 E11 N4 W13 N4 W5 S4 W2$ E2 N4 E5 S4 E17 N28$.

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	698.00	UT	2.00	2.00	100	2014	2014	3	100	1,396	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,396

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 10/22/2024 BY KS Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS