

LOT 14 ROSE POINTE S/D (N/K/A CO
CT 1259-1404, WD 1271-549, WD 12

DEGRANGE LAWRENCE C/DEGRANGE AMANDA M
197 SW IVY GLN
LAKE CITY, FL 32024

2026

15-4S-16-03011-114



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	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	1,627	100		1,627	195,030
FGR	441	55		243	29,129
FOP	55	30		16	1,918
FSP	132	40		53	6,354
TOTALS	2,255			1,939	232,430

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0169	FENCE/WOOD	0	100	110	4			
2	0166	CONC, PAVMT	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,939	112.6620	126.18	244,663	2018	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2024 Heated Area: 1627 HX Base Yr 2024											
197 SW IVY GLN, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					232,430				
TOTAL MARKET OB/XF VALUE					6,216				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					257,146				
SOH/AGL Deduction					36,563				
ASSESSED VALUE					220,583				
TOTAL EXEMPTION VALUE					HX HB 13 220,583				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					257,146				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					259,592				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35433	SFR	829	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2705	9/26/2023	WD	Q	I	01	325,000
GRANTOR: PEARCE ADRIENNE MARIE						
GRANTEE: DEGRANGE LAWRENCE C						
1369/0473	9/19/2018	WD	Q	I	01	207,600
GRANTOR: BLUE4.COM INFORMATION						
GRANTEE: ADRIENNE MARIE PEAR						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W12 N8 W11 S5 D3L3 W28 S28 E16 E1 N4 E5 S4 E11 S2 E21 N30 \$									
FGR=[ORIG=-21,30] S21 E21 N21 W21 \$									
FSP=[ORIG=-23,-8] W17 S8 E14 U3R3 N5 \$									
FOP=[ORIG=-38,28] S5 E7 N5 W1 N4 W5 S4 W1 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00