LOT 16 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

WHEELER HAYDEN
180 SW IVY GLN
LAKE CITY, FL 32024

2026

15-4S-16-03011-116

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

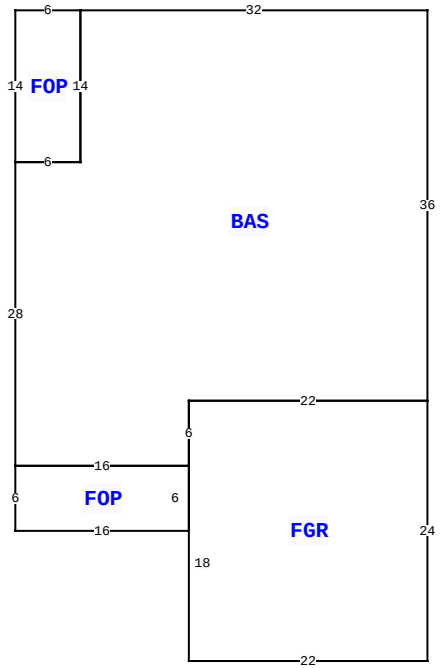
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	162,375
FGR	528	55		290	34,122
FOP	84	30		25	2,942
FOP	96	30		29	3,413
TOTALS	2,088			1,724	202,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	115.4440	129.30	222,913	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 1380 HX Base Yr 2021



180 SW IVY GLN, 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		202,851
TOTAL MARKET OB/XF VALUE		3,406
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		224,757
SOH/AGL Deduction		35,027
ASSESSED VALUE		189,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,008
TOTAL JUST VALUE		224,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33923	SFR	610	04/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1099	6/29/2020	WD	Q	I	01	190,000
GRANTOR: ROBERT & MADELYN THRE						
GRANTEE: HAYDEN WHEELER						
1323/1236	9/15/2016	WD	Q	I	01	164,900
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: ROBERT & MADELYN TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W6 S14 E6 N14$ S14 W6 S28 FOP= S6 E16 N6 W16$
E16 FGR= S18 E22 N24 W22 S6$ N6 E22 N36$.

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	703.00	UT	2.00	2.00	100	2016	2016	3	100	1,406	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,406

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