

LOT 19 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

THROOP JERRICA
120 SW IVY GLN
LAKE CITY, FL 32024

2026

15-4S-16-03011-119



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD				
Exterior Wall		32	HARDIE BRD 100		0100	01	1,391	115.8000	129.70	180,413	2015	2015	0	0	0	10.00	90.00	VALUATION BY				TAX DIST:				STANDARD								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2017														Heated Area: 1212				HX Base Yr 2017				BUILDING MARKET VALUE				162,372			
Roof Cover		03	COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE				1,052							
Interior Wall		05	DRYWALL 100																				TOTAL LAND VALUE - MARKET				18,500							
Interior Floo		14	CARPET 80																				TOTAL MARKET VALUE				181,924							
Interior Floo		15	HARDTILE 20																				SOH/AGL Deduction				51,618							
Air Condition		03	CENTRAL 100																				ASSESSED VALUE				130,306							
Heating Type		04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE				HX HB 50,722							
Bedrooms			3 100																				BASE TAXABLE VALUE				79,584							
Bathrooms			2 100																				TOTAL JUST VALUE				181,924							
Frame		02	WOOD FRAME 100																				NCON VALUE				0							
Stories		1.	1. 100																				INCOME VALUE											
Architectual		05	CONV 100																				PREVIOUS YEAR MKT VALUE				183,728							
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	1,212	100		1,212	141,476																													
FGR	273	55		150	17,510																													
FOP	97	30		29	3,385																													