LOT 21 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

CLARY CANDACE M
201 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024-6761

2026

15-4S-16-03011-121

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

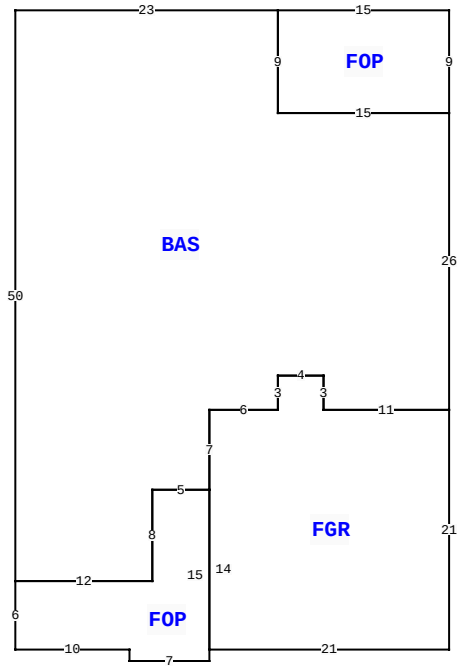
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100		1,398	163,094
FGR	453	55		249	29,049
FOP	135	30		40	4,666
FOP	149	30		45	5,250
TOTALS	2,135			1,732	202,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	114.4640	128.20	222,042	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1398 HX Base Yr 2017



201 SW CHERRY BLOSSOM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,058
TOTAL MARKET OB/XF VALUE		1,846
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		222,404
SOH/AGL Deduction		66,539
ASSESSED VALUE		155,865
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,143
TOTAL JUST VALUE		222,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33707	SFR	631	01/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/2642	5/06/2016	WD	Q	I	01	157,100
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: CANDACE M CLARY						
1271/2022	3/17/2014	WD	Q	V	05	300,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: INNOVATIVE HOME BUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S50 FOP= S6 E10 S1 E7 N15 W5 S8 W12$ E12 N8 E5 FGR= S14 E21 N21 W11 N3 W4 S3 W6 S7$ N7 E6 N3 E4 S3 E11 N26 FOP= N9 W15 S9 E15$ W15 N9$.

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	923.00	UT	2.00	2.00	100	2016	2016	3	100	1,846	

LAND DESCRIPTION

TOTAL OB/XF 1,846

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 10/24/2024 BY KS Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS