LOT 23 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

SWINSON MARGARET ANN
233 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024

2026

15-4S-16-03011-123

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	13	LAM/VNLPLK 100
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
Condition Adj	04	04 100
Quality	05	05

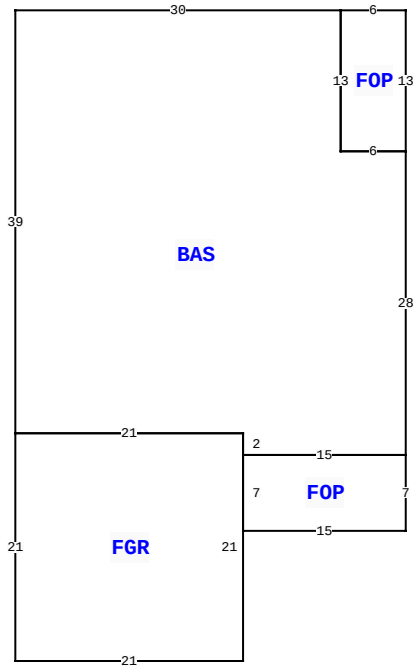
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100		1,356	175,909
FGR	441	55		243	31,523
FOP	78	30		23	2,984
FOP	105	30		32	4,151
TOTALS	1,980			1,654	214,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	128.7000	144.14	238,408	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1356 HX Base Yr 2022



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

233 SW CHERRY BLOSSOM WAY, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,567
TOTAL MARKET OB/XF VALUE		1,832
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		234,899
SOH/AGL Deduction		29,232
ASSESSED VALUE		205,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,945
TOTAL JUST VALUE		234,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32401	SFR	589	10/15/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/1684	7/29/2021	WD	Q	I	01	235,000
GRANTOR: SPELL RHONDA S						
GRANTEE: SWINSON MARGARET AN						
1281/1308	9/05/2014	WD	U	I	33	139,100
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: RHONDA S SPELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S39 FGR= S21 E21 N21 W21$ E21 S2 FOP= S7 E15 N7 W15$ E15 N28 FOP= N13 W6 S13 E6$ W6 N13$.

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	916.00	UT	2.00	2.00	100	2015	2015	3	100	1,832	

LAND DESCRIPTION

TOTAL OB/XF 1,832

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