LOT 28 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

MYERS RONALD KEITH II/RHODES CARLENE RENEE
148 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024-6764

2026

15-4S-16-03011-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

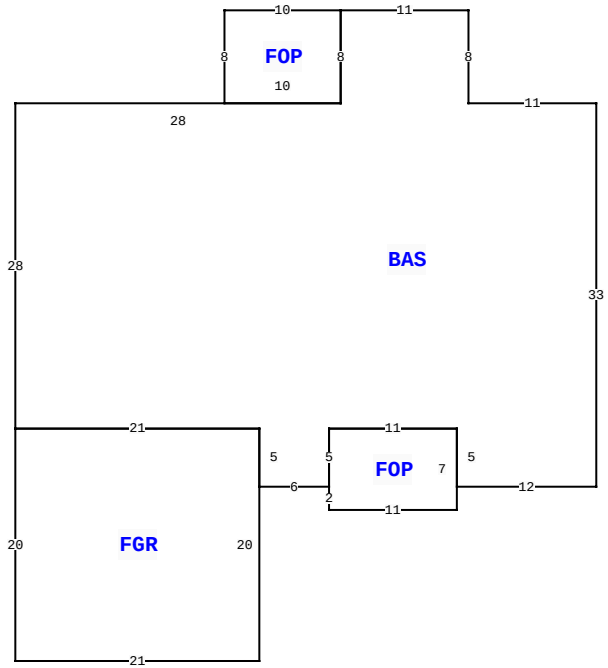
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,578	100		1,578	189,996
FGR	420	55		231	27,813
FOP	77	30		23	2,769
FOP	80	30		24	2,890
TOTALS	2,155			1,856	223,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	113.1570	126.74	235,229	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2023 Heated Area: 1578 HX Base Yr



148 SW CHERRY BLOSSOM WAY, 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	223,468
TOTAL MARKET OB/XF VALUE	2,115
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	244,083
SOH/AGL Deduction	0
ASSESSED VALUE	244,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,083
TOTAL JUST VALUE	244,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39363	SFR	0	02/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1752	5/25/2022	WD	Q	I	01	275,000
GRANTOR: WILLIAMS TRINITY H						
GRANTEE: MYERS RONALD KEITH						
1416/1130	7/30/2020	WD	Q	I	01	218,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: TRINITY H WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N8 W11 FOP= W10 S8 E10 N8$ S8 W28 S28 FGR= S20 E21 N20 W21$ E21 S5 E6 FOP= S2 E11 N7 W11 S5$ N5 E11 S5 E12 N33$.

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	0	0	0	940.00	UT	2.25	2.25	100	2020	2020	3	100	2,115	

LAND DESCRIPTION

TOTAL OB/XF 2,115

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	0		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: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS