LOT 30 ROSE POINTE S/D.
CT 1259-1404 & WD 1271-549, WD 1

TOOLE RONALD
131 ROGERS LN
PALATKA, FL 32177

2026

15-4S-16-03011-130

COLUMBIA COUNTY PROPERTY

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BUILDING CHARACTERISTICS

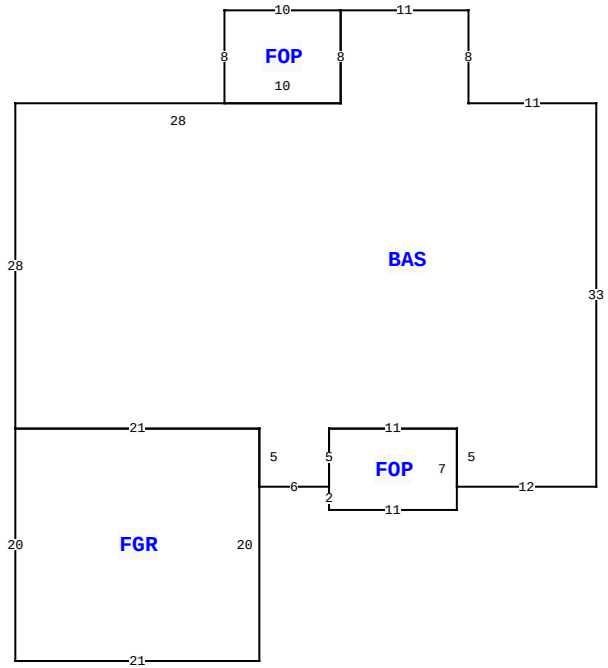
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	199,485
FGR	420	55		231	29,202
FOP	77	30		23	2,908
FOP	80	30		24	3,034
TOTALS	2,155			1,856	234,629

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	118.8148	133.07	246,978	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1578 HX Base Yr 2024



116 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		234,629
TOTAL MARKET OB/XF VALUE		4,724
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		257,853
SOH/AGL Deduction		32,374
ASSESSED VALUE		225,479
TOTAL EXEMPTION VALUE	HX HB 13	225,479
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		257,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39366	SFR	0	02/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1836	4/17/2025	LE	U	I	14	100
GRANTOR: TOOLE RONALD (ENH LIF						
GRANTEE: TOOLE RONALD E LIVI						
1491/1883	5/24/2023	WD	Q	I	01	328,500
GRANTOR: GRIFFIS GREG						
GRANTEE: TOOLE RONALD						

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	100	0	0	944.00	UT	2.25	2.25	100	2020	2020	3	100	2,124	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,724

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