LOT 45 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1067-2436, CT 1

ALLEN TINA L
259 SW BUTTERCUP DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-545

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

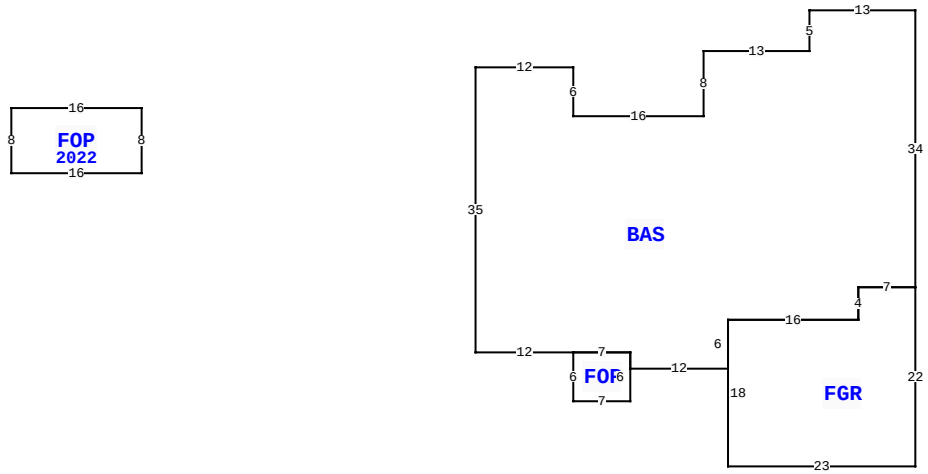
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100		1,815	239,740
FGR	442	55		243	32,098
FOP	42	30		13	1,718
FOP	128	30	2022	38	5,020
TOTALS	2,427			2,109	278,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	124.1460	139.04	293,235	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1815 HX Base Yr 2021



259 SW BUTTERCUP DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		278,573
TOTAL MARKET OB/XF VALUE		1,305
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,878
SOH/AGL Deduction		70,616
ASSESSED VALUE		244,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,540
TOTAL JUST VALUE		314,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
039063	SFR	0	12/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1414/0168	6/24/2020	WD	Q	I	01	245,000
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: TINA L ALLEN						
1374/1389	11/14/2018	WD	Q	V	05	126,000
GRANTOR: MARK A MAGSTADT						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,30] E12 E7 S2 E12 N6 E16 N4 E7 N34 W13 S5 W13 S8 W16 N6 W12 S35 $
FGR=[ORIG=91,26] S18 E23 N22 W7 S4 W16 $
FOP=[ORIG=72,30] S6 E7 N6 W7 $
FOP=[YR=2022;ORIG=3,0] E16 S8 W16 N8 $
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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	580.00	UT	2.25	2.25	100	2021	2020		100	1,305	

LAND DESCRIPTION

TOTAL OB/XF 1,305

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS