

WL/2 OF LOT 9 COVE AT ROSE CREEK
 AT SE COR OF SAID LOT 9, W 310.3
 POB, CONT W 281.90 FT, TO E R/W

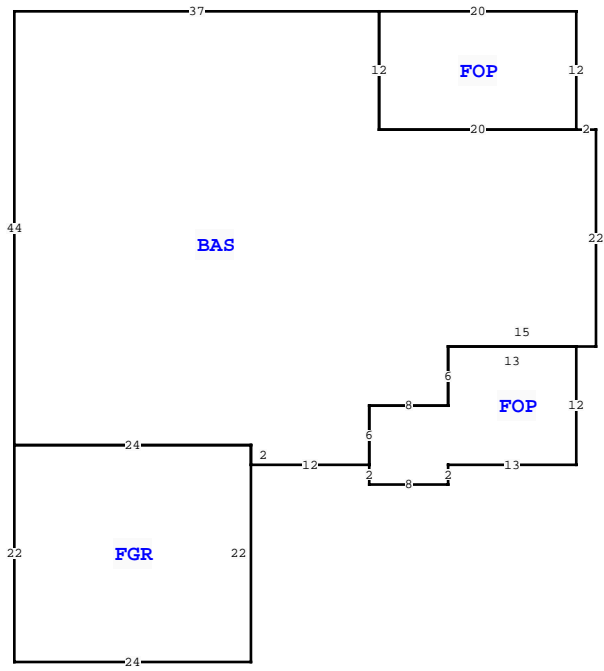
BOEHNLEIN TIMOTHY P/BOEHNLEIN TRACEY M
 134 SW EMORYWOOD GLN
 LAKE CITY, FL 32024

2026

01-5S-16-03397-209


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,174	100	
FGR	528	55	
FOP	220	30	
FOP	240	30	
TOTALS	3,162		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 2174						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			327,213
TOTAL MARKET OB/XF VALUE			7,608
TOTAL LAND VALUE - MARKET			47,340
TOTAL MARKET VALUE			382,161
SOH/AGL Deduction			141,206
ASSESSED VALUE			240,955
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			189,544
TOTAL JUST VALUE			382,161
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35435	SFR	1,075	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2628	8/09/2024	WD Q	Q	I	01	450,000
GRANTOR: DICKS MIRANDA DARLEAN						
GRANTEE: BOEHNLEIN TIMOTHY P						
1358/0400	4/16/2018	WD Q	Q	I	01	282,500
GRANTOR: EMMA ALFORD						
GRANTEE: MIRANDA DARLEAN DIC						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2018	2018	3	100	3,408	
3	0294	SHED WOOD/	0	100	0	0	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W2 FOP= N12 W20 S12 E20\$ W20 N12 W37 S44 FGR= S22 E24 N22 W24\$ E24 S2 E12 FOP= S2 E8 N2 E13 N12 W13 S6 W8 S6\$ N6 E8 N6 E15 N22\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-3	0.00	0.00	2.63	AC		1.00	1.00	1.00	18,000.00	18,000.00	47,340							