LOT 7 ROSE CREEK PLANTATION S/D
887-1355, WD 1283-259, WD 1313-1

POOLE GREGORY II/POOLE DANIELLE A
198 SW GOVERNORS GLN
LAKE CITY, FL 32024

2026

01-5S-16-03406-107

BUILDING CHARACTERISTICS

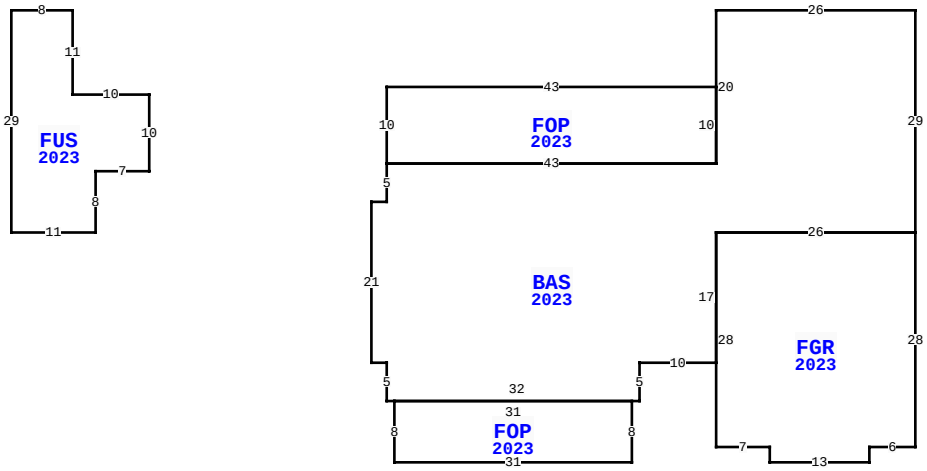
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2023	2,079	293,540
FGR	754	55	2023	415	58,595
FOP	248	30	2023	74	10,448
FOP	430	30	2023	129	18,214
FUS	356	100	2023	356	50,264
TOTALS	3,867			3,053	431,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,053	129.9606	145.56	444,395	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 2435 HX Base Yr 2023



198 SW GOVERNORS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	1,080.00	UT	3.00	3.00	100	2023	2022		100	3,240	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
3	0280	POOL R/CON	0	100	30	18	540.00	UT	70.00	70.00	100	2026	2025		98	37,044	
4	0080	DECKING	0	100	0	0	700.00	UT	3.50	3.50	100	2026	2025		100	2,450	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	431,063
TOTAL MARKET OB/XF VALUE	48,434
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	539,497
SOH/AGL Deduction	0
ASSESSED VALUE	539,497
TOTAL EXEMPTION VALUE	HX HB 13 539,497
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	539,497
NCON VALUE	45,194
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048517	Swimming Pool and	93,000	10/27/2023
000041785	New Residential C	200,000	04/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2375	3/31/2021	QC	U	V	11	100
GRANTOR: POOLE GREGORY II						
GRANTEE: POOLE GREGORY II						
1428/1749	1/21/2021	WD	U	V	11	100
GRANTOR: POOLE GREGORY II						
GRANTEE: POOLE DANIELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W26 S20 W43 S5 W2 S21 E2 S5 E1 E32 N5 E10 N17 E26 N29 $
FGR=[YR=2023;ORIG=80,49] W26 S28 E7 S2 E13 N2 E6 N28 $
FOP=[YR=2023;ORIG=11,30] E43 S10 W43 N10 $
FOP=[YR=2023;ORIG=12,71] E31 S8 W31 N8 $
FUS=[YR=2023;ORIG=-20,31] W10 N11 W8 S29 E11 N8 E7 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,434

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		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 04/20/2026 BY chuck Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/23/2026 BY SYS