

E1/2 OF LOT 21 ROSE CREEK PLANTA
DESC AS: BEG SE COR OF LOT 21, W
FT, N 547.21 FT TO PT ON N LINE

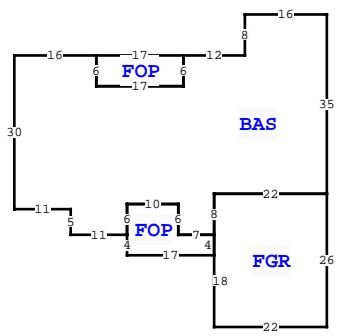
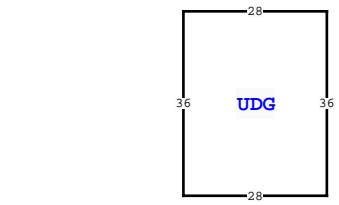
GROMKO DAVID/GROMKO MEREDITH
164 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2026

12-5S-16-03406-226

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
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	1516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,870	100	
FGR	572	55	
FOP	102	30	
FOP	128	30	
UDG	1,008	55	
TOTALS	3,680		

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%	- 2020								
				Heated Area: 1870			HX Base Yr 2020				



164 SW HIGHPOINT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	4,738.00	UT	2.00	2.00	100	2019

TOTAL OB/XF 9,476

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-3	0.00	0.00	2.50	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	20,000.00	20,000.00	50,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	372,859			
TOTAL MARKET OB/XF VALUE	9,476			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	432,335			
SOH/AGL Deduction	226,934			
ASSESSED VALUE	205,401			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	153,990			
TOTAL JUST VALUE	432,335			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	431,301			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38837	STORAGE	0	10/30/2019
37822	SFR	939	03/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/2534	8/17/2018	WD Q	Q	V	01	30,000
GRANTOR: SUMMER LALEINIA SAPP						
GRANTEE: DAVID & MEREDITH GR						
1332/2388	3/13/2017	WD Q	Q	V	01	28,000
GRANTOR: DANIEL & KATHERINE E						
GRANTEE: SUMMER LALEINIA SAP						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 S8 W12 FOP= W17 S6 E17 N6\$ S6 W17 N6 W16 S30 E11 S5 E11 FOP= S4 E17 N4 W7 N6 W10 S6\$ N6 E10 S6 E7 FGR= S18 E22 N26 W22 S8\$ N8 E22 N35\$ PTR= N30 UDG= N36 W28 S36 E28\$ S30\$.