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

**2027**

**12-5S-16-03406-226**

## BUILDING CHARACTERISTICS

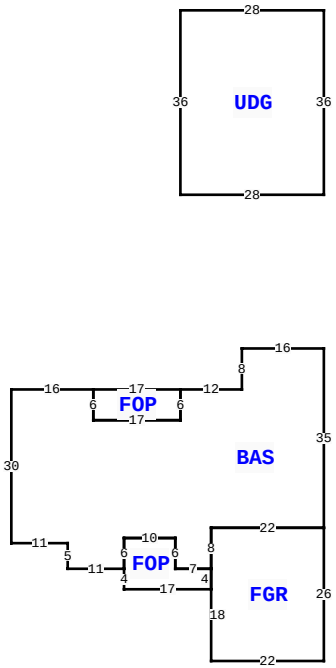
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,870 | 100 | | 1,870 | 243,877 |
| FGR | 572 | 55 | | 315 | 41,081 |
| FOP | 102 | 30 | | 31 | 4,043 |
| FOP | 128 | 30 | | 38 | 4,956 |
| UDG | 1,008 | 55 | | 554 | 72,250 |
| TOTALS | 3,680 | | | 2,808 | 366,207 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,808 | 126.1260 | 138.74 | 389,582 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

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 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 366,207 |
| TOTAL MARKET OB/XF VALUE | 9,476 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 425,683 |
| SOH/AGL Deduction | 214,120 |
| ASSESSED VALUE | 211,563 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 160,152 |
| TOTAL JUST VALUE | 425,683 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 432,335 |

| 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 | V | 01 | 30,000 |
| GRANTOR: SUMMER LALEINIA SAPP | | | | | | |
| GRANTEE: DAVID & MEREDITH GR | | | | | | |
| 1332/2388 | 3/13/2017 | WD | 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$.

## 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 | 4,738.00 | UT | 2.00 | 2.00 | 100 | 2019 | 2019 | 3 | 100 | 9,476 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,476

| 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 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 50,000 | | | | | | | |

REVIEW DATE 12/16/2019 BY HC Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS