

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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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
Architectual	05	CONV 100
Units	0	100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,877	115.4440	129.30	242,696	2014	2014	0	0	11.00	89.00

1 SINGLE FAM 100% - 2021 Heated Area: 1555 HX Base Yr 2021

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100		1,555	178,945
FGR	460	55		253	29,115
FOP	36	30		11	1,266
FOP	195	30		58	6,674
TOTALS	2,246			1,877	215,999

195 SW ROSE POINTE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2014	2014	3	100	2,004	

EXTRA FEATURES																
TOTAL OB/XF 2,004																

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

LAND DESCRIPTION																								
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	215,999			
TOTAL MARKET OB/XF VALUE	2,004			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	236,503			
SOH/AGL Deduction	37,720			
ASSESSED VALUE	198,783			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	147,372			
TOTAL JUST VALUE	236,503			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	238,930			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32002	SFR	626	06/02/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/2485	6/05/2020	WD Q	Q	I	01	198,000
GRANTOR: KATHERINE A WHITTEN						
GRANTEE: JULIE H CALVITT						
1296/0275	6/05/2015	WD Q	Q	I	01	153,000
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: KATHERINE A WHITTEN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W13 FOP= N13 W15 S13 E15\$ W15 N6 W10 S6 W13 S29 FGR= S20 E23 N20 W23\$ E23 S1 E9 FOP= S4 E6 N4 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E14 N30\$ .																