LOT 5 ROSE POINTE S/D.

CT 1259-1404, WD 1271-549, WD 12

GLD PROPERTY LLC
603 SW RALPH TER
LAKE CITY, FL 32024

2027

15-4S-16-03011-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 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		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

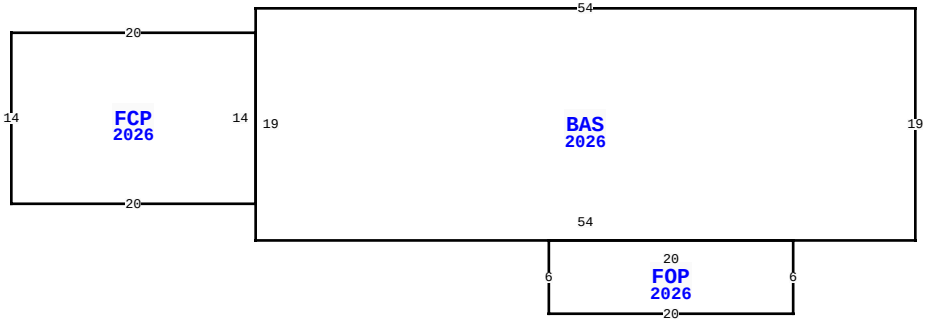
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	2026	1,026	136,992
FCP	280	25	2026	70	9,346
FOP	120	30	2026	36	4,807
TOTALS	1,426			1,132	151,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	121.3800	133.52	151,145	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1026 HX Base Yr



207 SW ROSE POINTE PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	0	0	0	420.00	UT	5.00	5.00	100	2026	2025		100	2,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,145
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	171,745
SOH/AGL Deduction	0
ASSESSED VALUE	171,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,745
TOTAL JUST VALUE	171,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051729	New Residential C	125,000	12/06/2024
51719	Right-of-Way Acce		12/05/2024
000051719	Right-of-Way Acce		12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/937	8/19/2025	QC	U	V	11	100
GRANTOR: GATOR LAND DEVELOPMEN						
GRANTEE: GLD PROPERTY LLC						
1479/728	11/09/2022	WD	U	V	11	100
GRANTOR: DAVID JAMES E SR						
GRANTEE: GATOR LAND DEVELOPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,11] E54 S19 W54 N19 $
FOP=[YR=2026;ORIG=38,30] E20 S6 W20 N6 $
FCP=[YR=2026;ORIG=-6,13] E20 S14 W20 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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

REVIEW DATE 03/23/2026 BY robin Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS