LOT 6 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-16-03011-106

BUILDING CHARACTERISTICS

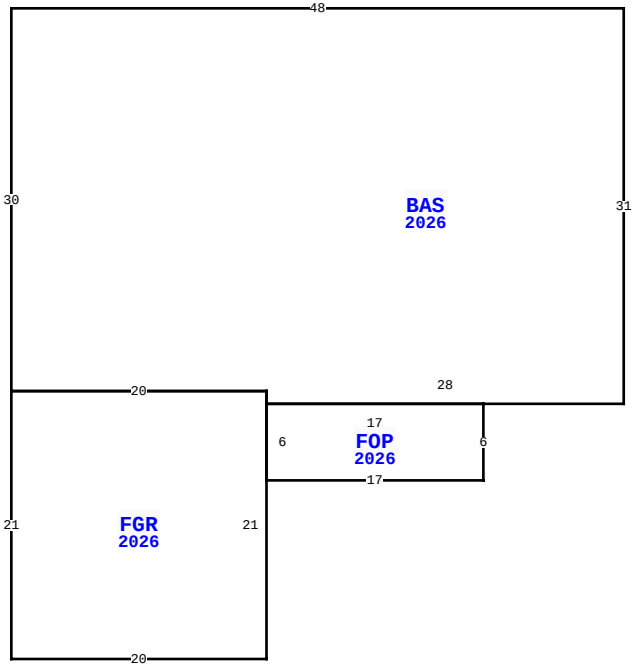
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,468	100	2026	1,468	182,252
FGR	420	55	2026	231	28,679
FOP	102	30	2026	31	3,849
TOTALS	1,990			1,730	214,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	112.8600	124.15	214,780	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1468 HX Base Yr



200 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	520.00	UT	3.50	3.50	100	2026	2025		100	1,820	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,780
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	235,100
SOH/AGL Deduction	0
ASSESSED VALUE	235,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,100
TOTAL JUST VALUE	235,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051730	New Residential C	165,000	12/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/905	12/24/2025	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=60,10] W48 S30 E20 S1 E28 N31 $
FGR=[YR=2026;ORIG=12,40] E20 S21 W20 N21 $
FOP=[YR=2026;ORIG=32,41] E17 S6 W17 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,820

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 03/18/2026 BY robin Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS