

LOT 7 ROSE POINTE S/D.  
 CT 1259-1404, SWD 1271-549,  
 WD 1271-2022, WD 1310-1566,

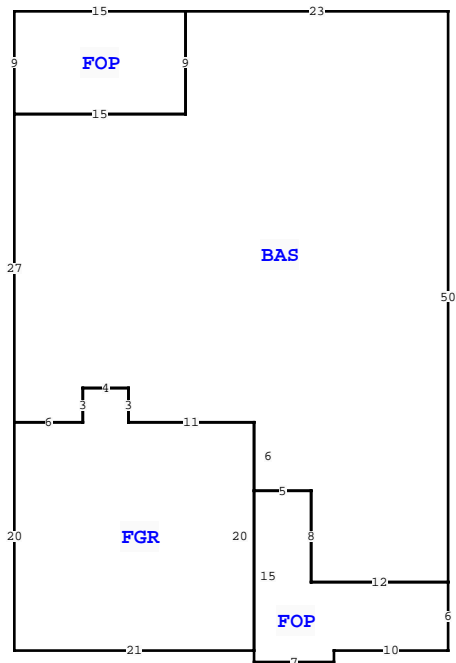
CROMWELL SHYTANA MARIE  
 188 SW ROSE POINTE PL  
 LAKE CITY, FL 32024

**2026**

15-4S-16-03011-107  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	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	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
BAS	1,419	100	
FGR	432	55	
FOP	135	30	
FOP	149	30	
TOTALS	2,135		

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%	- 2017									
				Heated Area: 1419				HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,738
TOTAL MARKET OB/XF VALUE			1,360
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			219,598
SOH/AGL Deduction			91,532
ASSESSED VALUE			128,066
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			76,655
TOTAL JUST VALUE			219,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33922	SFR	631	04/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1067	10/11/2016	WD	U	I	11	0
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: SHYTANA MARIE CROMW						
1320/1828	8/15/2016	WD	U	V	30	163,500
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: IHB HOLDINGS LLC						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	
1	0166	CONC, PAVMT	0	100	0	680.00	UT	2.00	2.00	100	2016	2016	
188 SW ROSE POINTE PL, LAKE CITY													
										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FOP= W15 S9 E15 N9\$ S9 W15 S27 FGR= S20 E21 N20 W11 N3 W4 S3 W6\$ E6 N3 E4 S3 E11 S6 FOP= S15 E7 N1 E10 N6 W12 N8 W5 \$ E5 S8 E12 N50\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
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									