LOT 7 ROSE POINTE S/D.

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

VANI STEVEN
188 SW ROSE POINTE PL
LAKE CITY, FL 32024

2027

15-4S-16-03011-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

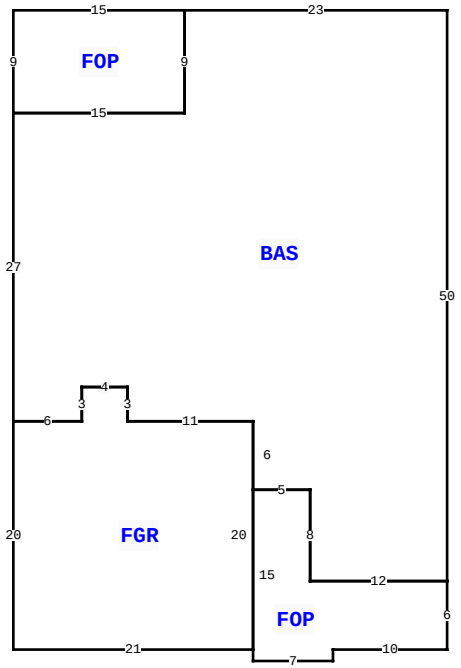
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100		1,419	159,797
FGR	432	55		238	26,802
FOP	135	30		40	4,505
FOP	149	30		45	5,068
TOTALS	2,135			1,742	196,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	112.5040	123.75	215,572	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1419 HX Base Yr 2017



188 SW ROSE POINTE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	196,171
TOTAL MARKET OB/XF VALUE	1,360
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	216,031
SOH/AGL Deduction	84,123
ASSESSED VALUE	131,908
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	80,497
TOTAL JUST VALUE	216,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,598

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
1572/776	7/10/2026	QC	U	I	11	100
GRANTOR: CROMWELL SHYTANA MARI						
GRANTEE: VANI STEVEN						
1330/1067	10/11/2016	WD	U	I	11	0
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: SHYTANA MARIE CROMW						

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$.

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	680.00	UT	2.00	2.00	100	2016	2016	3	100	1,360	

LAND DESCRIPTION

TOTAL OB/XF 1,360

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		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 09/24/2024 BY KS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS