

LOT 8 ROSE POINTE S/D.  
 CT 1259-1404, WD 1271-549,  
 WD 1271-2022, WD 1301-1646,

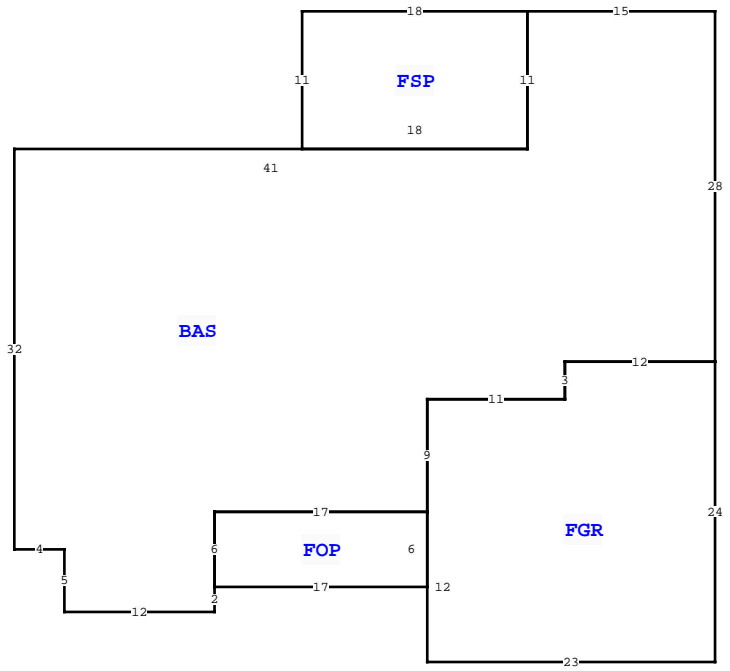
WILLIAMS TIMOTHY R/WILLIAMS TAMELA H  
 170 SW ROSE POINTE PL  
 LAKE CITY, FL 32024

**2026**

15-4S-16-03011-108  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	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.	100
Architectural	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	1,654	100	
FGR	519	55	
FOP	102	30	
FSP	198	40	
TOTALS	2,473		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,049	117.5640	131.67	269,792	2016	2016	0	0	9.00	91.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1654 HX Base Yr 2017													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,511	
TOTAL MARKET OB/XF VALUE		7,644	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		271,655	
SOH/AGL Deduction		75,462	
ASSESSED VALUE		196,193	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		144,782	
TOTAL JUST VALUE		271,655	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,653	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052972	Generator		04/29/2025
33519	SFR	709	11/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/1278	11/15/2016	WD	Q	I	01	188,400
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: TIMOTHY R & TAMELA						
1301/1646	9/24/2015	WD	U	V	11	100
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	972.00	UT	2.00	2.00	100	2016	2016	3	100	1,944	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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							