

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

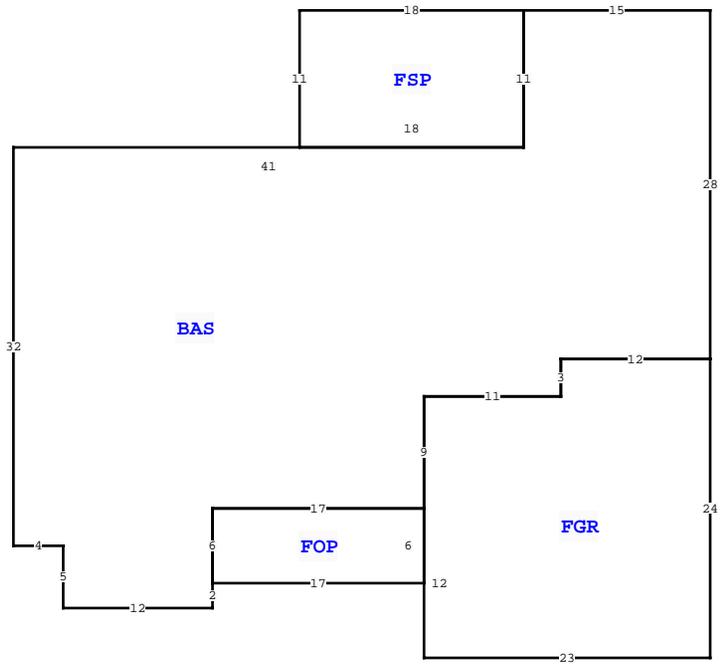
WILLIAMS TIMOTHY R/WILLIAMS TAMELA H
 170 SW ROSE POINTE PL
 LAKE CITY, FL 32024

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.	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	1,654	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	134.02	274,607	2016	2016	0	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			249,892
TOTAL MARKET OB/XF VALUE			7,644
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			276,036
SOH/AGL Deduction			79,843
ASSESSED VALUE			196,193
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			144,782
TOTAL JUST VALUE			276,036
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	

BLD DATE: LGL DATE: 04/21/2023 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

BUILDING NOTES
170 SW ROSE POINTE PL, LAKE CITY

BUILDING DIMENSIONS
BAS= W15 FSP= W18 S11 E18 N11\$ S11 W41 S32 E4 S5 E12 N2 FOP= E17 N6 W17 S6\$ N6 E17 FGR= S12 E23 N24 W12 S3 W11 S9\$ N9 E11 N3 E12 N28\$.

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							