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

2027

15-4S-16-03011-108

BUILDING CHARACTERISTICS

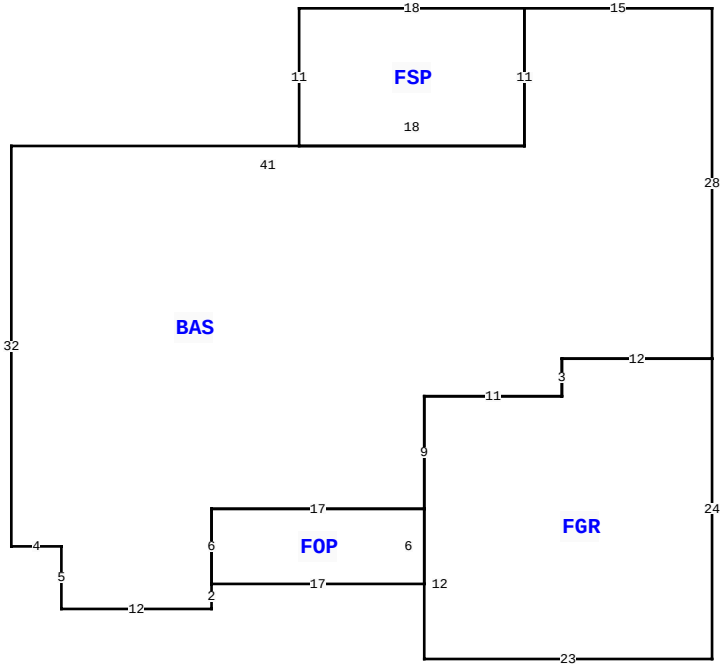
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100		1,654	194,644
FGR	519	55		285	33,539
FOP	102	30		31	3,648
FSP	198	40		79	9,297
TOTALS	2,473			2,049	241,129

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	129.32	264,977	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1654 HX Base Yr 2017



170 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	100	0	0	972.00	UT	2.00	2.00	100	2016	2016	3	100	1,944	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,129
TOTAL MARKET OB/XF VALUE		7,644
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		267,273
SOH/AGL Deduction		65,194
ASSESSED VALUE		202,079
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,668
TOTAL JUST VALUE		267,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,655

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						

BUILDING NOTES

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 7,644

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 03/09/2026 BY robin Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS