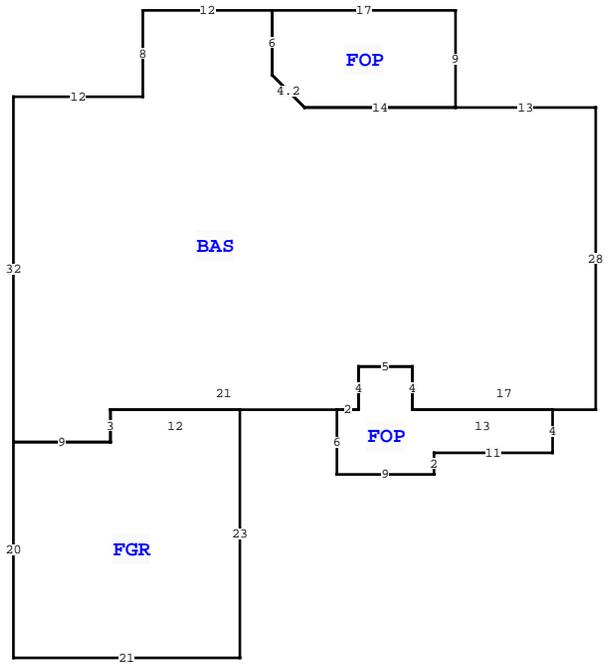


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,975	113.4840	129.37	255,506	2014	2014	0	0	0	11.00	89.00		
1 SINGLE FAM 100% - 2016 Heated Area: 1644 HX Base Yr 2016														



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	1,644	100		1,644	189,289
FGR	456	55		251	28,900
FOP	118	30		35	4,030
FOP	149	30		45	5,182
TOTALS	2,367			1,975	227,400

EXTRA FEATURES		152 SW ROSE POINTE PL, LAKE CITY														
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	0	UT	2.00	2.00	100	2014	2014	3	100	1,396	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	3,000	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,400
TOTAL MARKET OB/XF VALUE			4,396
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			250,296
SOH/AGL Deduction			73,644
ASSESSED VALUE			176,652
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			120,241
TOTAL JUST VALUE			250,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32020	SFR	683	06/05/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1313	3/27/2024	QC	U	I	11	0
GRANTOR: TOMLINSON TYLER						
GRANTEE: TOMLINSON TYLER						
1369/2289	9/22/2018	QC	U	I	11	100
GRANTOR: TYLER TOMLINSON						
GRANTEE: TYLER TOMLINSON & Y						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N9 W17 S6 D3 R3 E14\$ W14 L3 U3 N6 W12 S8 W12 S32 FGR= S20 E21 N23 W12 S3 W9\$ E9 N3 E21 FOP= S6 E9 N2 E11 N4 W13 N4 W5 S4 W2\$ E2 N4 E5 S4 E17 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,396																						
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							