LOT 11 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

ENGLISH KRYSTINA M
145 SW IVY GLEN
LAKE CITY, FL 32024

2026

15-4S-16-03011-111

COLUMBIA COUNTY PROPERTY

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	14	CARPET 50
Interior Floo	15	HARDTILE 50
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

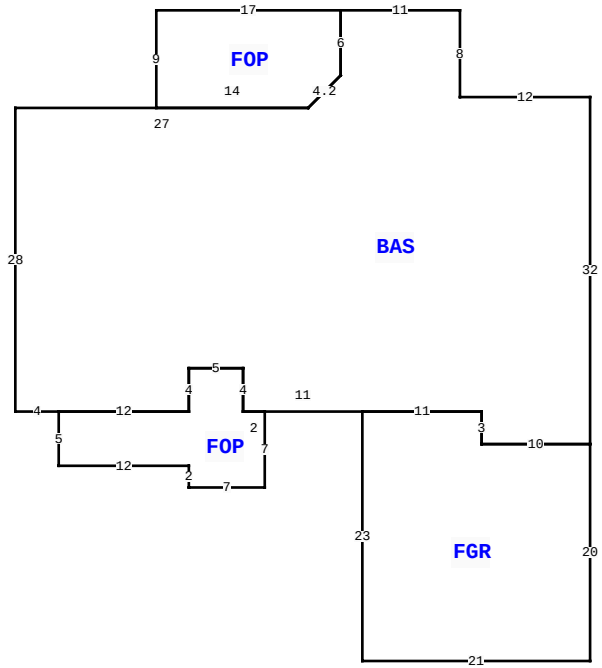
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100		1,610	190,211
FGR	453	55		249	29,417
FOP	129	30		39	4,608
FOP	149	30		45	5,316
TOTALS	2,341			1,943	229,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	115.1500	131.27	255,058	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 1610 HX Base Yr 2021



145 SW IVY GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,552
TOTAL MARKET OB/XF VALUE		4,584
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		252,636
SOH/AGL Deduction		42,980
ASSESSED VALUE		209,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,245
TOTAL JUST VALUE		252,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32864	SFR	683	04/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0314	7/20/2020	WD	Q	I	01	215,000
GRANTOR: JORDAN M & KATELYN C						
GRANTEE: KRYSTINA M ENGLISH						
1359/1424	5/03/2018	WD	Q	I	01	192,000
GRANTOR: MARCIA L WILLIAMS						
GRANTEE: JORDAN M & KATELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N8 W11 FOP= W17 S9 E14 R3 U3 N6$ S6 D3 L3 W27 S28 E4 FOP= S5 E12 S2 E7 N7 W2 N4 W5 S4 W12$ E12 N4 E5 S4 E11 FGR= S23 E21 N20 W10 N3 W11$ E11 S3 E10 N32$.

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	792.00	UT	2.00	2.00	100	2015	2015	3	100	1,584	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,584

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 10/22/2024 BY KS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS