LOT 12 ROSE POINTE S/D.

CT 1259-1404, WD 1271-549, WD 12

CECIL MICHAEL J
165 SW IVY GLN
LAKE CITY, FL 32024-6759

2027

15-4S-16-03011-112

BUILDING CHARACTERISTICS

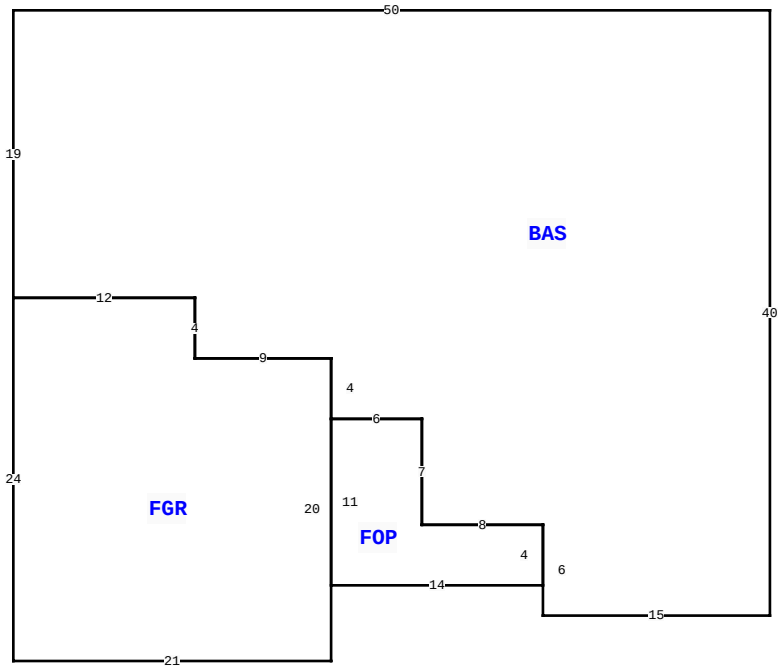
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,469	100		1,469	166,303
FGR	468	55		257	29,094
FOP	98	30		29	3,283
TOTALS	2,035			1,755	198,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,755	115.6320	127.20	223,236	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2018 Heated Area: 1469 HX Base Yr 2018



165 SW IVY GLN, 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	644.00	UT	2.00	2.00	100	2014	2014	3	100	1,288	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,680
TOTAL MARKET OB/XF VALUE		1,288
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,468
SOH/AGL Deduction		53,199
ASSESSED VALUE		165,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,858
TOTAL JUST VALUE		218,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31975	SFR	644	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0377	4/17/2015	WD	Q	I	01	140,800
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: MICHAEL J CECIL						
1271/2022	3/17/2014	WD	Q	V	05	300,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: INNOVATIVE HOME BUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S19 FGR= S24 E21 N20 W9 N4 W12$ E12 S4 E9 S4 FOP= S11 E14 N4 W8 N7 W6 $ E6 S7 E8 S6 E15 N40$.

LAND DESCRIPTION

TOTAL OB/XF 1,288

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 11/17/2026 BY SYS