LOT 14 ROSE POINTE S/D (N/K/A CO
CT 1259-1404, WD 1271-549, WD 12

DEGRANGE LAWRENCE C/DEGRANGE AMANDA M
197 SW IVY GLN
LAKE CITY, FL 32024

**2027**

**15-4S-16-03011-114**

## BUILDING CHARACTERISTICS

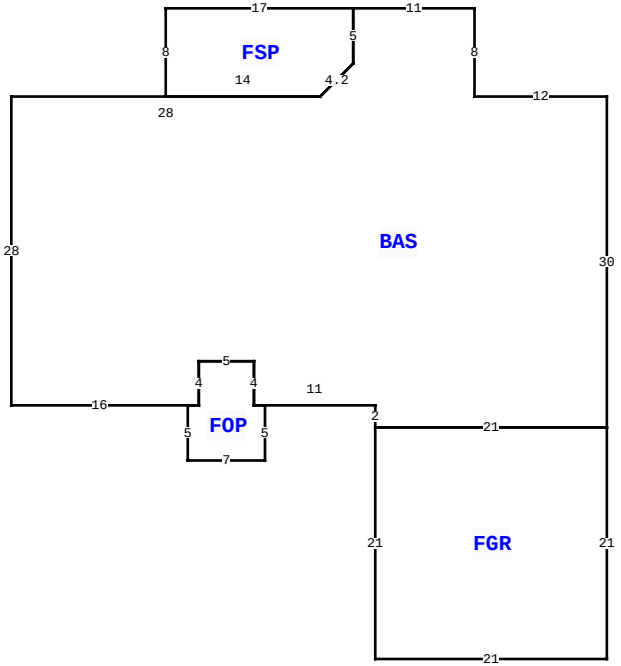
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 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 | 1,627 | 100 | | 1,627 | 191,552 |
| FGR | 441 | 55 | | 243 | 28,609 |
| FOP | 55 | 30 | | 16 | 1,884 |
| FSP | 132 | 40 | | 53 | 6,240 |
| TOTALS | 2,255 | | | 1,939 | 228,285 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,939 | 112.6620 | 123.93 | 240,300 | 2018 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1627 HX Base Yr 2024




197 SW IVY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0169 | FENCE/WOOD | 0 | 100 | 110 | 4 | 440.00 | UT | 10.50 | 10.50 | 100 | 2018 | 2018 | 3 | 100 | 4,620 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 798.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 1,596 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 228,285 |
| TOTAL MARKET OB/XF VALUE | 6,216 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 253,001 |
| SOH/AGL Deduction | 26,463 |
| ASSESSED VALUE | 226,538 |
| TOTAL EXEMPTION VALUE | HX HB 13 226,538 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 253,001 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 257,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35433 | SFR | 829 | 06/13/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/2705 | 9/26/2023 | WD | Q | I | 01 | 325,000 |
| GRANTOR: PEARCE ADRIENNE MARIE | | | | | | |
| GRANTEE: DEGRANGE LAWRENCE C | | | | | | |
| 1369/0473 | 9/19/2018 | WD | Q | I | 01 | 207,600 |
| GRANTOR: BLUE4.COM INFORMATION | | | | | | |
| GRANTEE: ADRIENNE MARIE PEAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 N8 W11 S5 D3L3 W28 S28 E16 E1 N4 E5 S4 E11 S2 E21 N30 $
FGR=[ORIG=-21,30] S21 E21 N21 W21 $
FSP=[ORIG=-23,-8] W17 S8 E14 U3R3 N5 $
FOP=[ORIG=-38,28] S5 E7 N5 W1 N4 W5 S4 W1 $
.

## LAND DESCRIPTION

TOTAL OB/XF 6,216

| 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: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS