LOT 19 ROSE POINTE S/D.

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

THROOP JERRICA
120 SW IVY GLN
LAKE CITY, FL 32024

2027

15-4S-16-03011-119

BUILDING CHARACTERISTICS

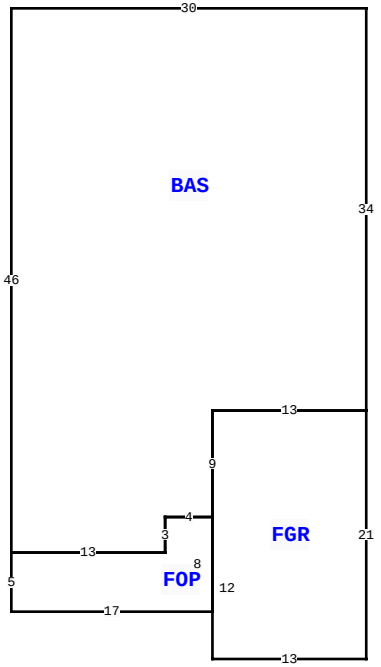
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,212	100		1,212	138,947
FGR	273	55		150	17,196
FOP	97	30		29	3,325
TOTALS	1,582			1,391	159,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,391	115.8000	127.38	177,186	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 1212 HX Base Yr 2017



120 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	526.00	UT	2.00	2.00	100	2015	2015	3	100	1,052	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,467
TOTAL MARKET OB/XF VALUE		1,052
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		179,019
SOH/AGL Deduction		45,194
ASSESSED VALUE		133,825
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,414
TOTAL JUST VALUE		179,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32863	SFR	516	04/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1968	10/10/2016	WD	Q	I	01	128,000
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: JERRICA THROOP						
1271/2022	3/17/2014	WD	Q	V	05	300,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: INNOVATIVE HOME BUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S46 FOP= S5 E17 N8 W4 S3 W13$ E13 N3 E4 FGR= S12 E13 N21 W13 S9$ N9 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 1,052

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 10/24/2024 BY KS Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS