LOT 20 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

PARKER BRADLEY SCOTT/PARKER STEPHANIE LEJEAN
173 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024

2026

15-4S-16-03011-120

BUILDING CHARACTERISTICS

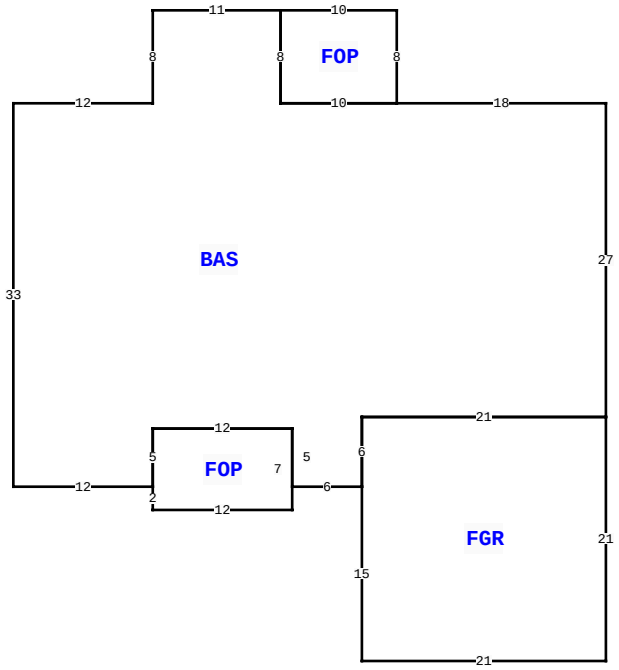
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,585	100		1,585	189,977
FGR	441	55		243	29,126
FOP	80	30		24	2,876
FOP	84	30		25	2,997
TOTALS	2,190			1,877	224,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	113.8500	127.51	239,336	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1585 HX Base Yr 2021



173 SW CHERRY BLOSSOM WAY, 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	844.00	UT	2.25	2.25	100	2019	2019	3	100	1,899	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,976
TOTAL MARKET OB/XF VALUE		1,899
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		245,375
SOH/AGL Deduction		56,590
ASSESSED VALUE		188,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,374
TOTAL JUST VALUE		245,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38503	SFR	0	08/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/1609	5/14/2020	WD	Q	I	01	214,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: BRADLEY SCOTT & STE						
1389/0914	5/17/2019	WD	Q	V	05	40,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: 386 DEVELOPMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W10 S8 E10$ W10 N8 W11 S8 W12 S33 E12 FOP= S2 E12 N7 W12 S5$ N5 E12 S5 E6 FGR= S15 E21 N21 W21 S6$ N6 E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,899

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: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/24/2026 BY SYS