

LOT 21 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

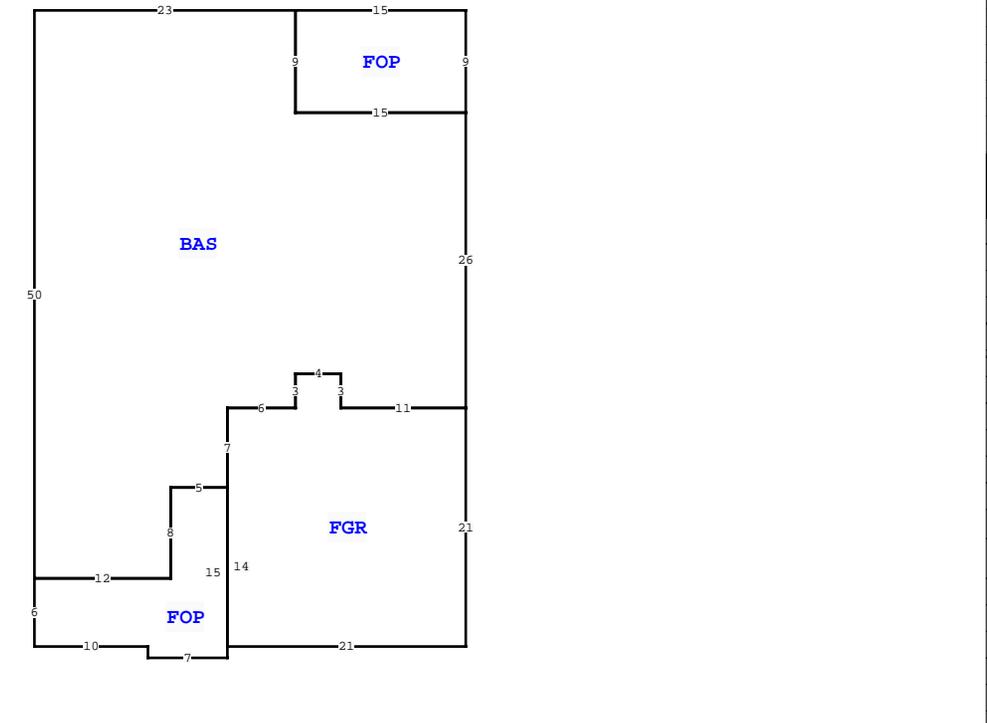
CLARY CANDACE M
201 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024-6761

2026

15-4S-16-03011-121

| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| 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/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SINGLE FAM | 100% | 2017 | | | | | | | | | Heated Area: 1398 | HX Base Yr 2017 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,398 | 100 | | 1,398 | 166,007 |
| FGR | 453 | 55 | | 249 | 29,568 |
| FOP | 135 | 30 | | 40 | 4,750 |
| FOP | 149 | 30 | | 45 | 5,344 |
| TOTALS | 2,135 | | | 1,732 | 205,668 |

201 SW CHERRY BLOSSOM WAY, LAKE CITY

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

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 923.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 1,846 | |

| TOTAL OB/XF | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| | | | | | | | | | | | | | | 1,846 |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| | | | | | | | | | | | | | | 1,846 |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 205,668 | |
| TOTAL MARKET OB/XF VALUE | | | 1,846 | |
| TOTAL LAND VALUE - MARKET | | | 18,500 | |
| TOTAL MARKET VALUE | | | 226,014 | |
| SOH/AGL Deduction | | | 70,603 | |
| ASSESSED VALUE | | | 155,411 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 104,000 | |
| TOTAL JUST VALUE | | | 226,014 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 224,625 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 33707 | SFR | 631 | 01/19/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1314/2642 | 5/06/2016 | WD Q | Q | I | 01 | 157,100 |
| GRANTOR: INNOVATIVE HOME BUILD | | | | | | |
| GRANTEE: CANDACE M CLARY | | | | | | |
| 1271/2022 | 3/17/2014 | WD Q | Q | V | 05 | 300,000 |
| GRANTOR: SOUTHEASTERN FUNDING | | | | | | |
| GRANTEE: INNOVATIVE HOME BUI | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W23 S50 FOP= S6 E10 S1 E7 N15 W5 S8 W12\$ E12 N8 E5 FGR= S14 E21 N21 W11 N3 W4 S3 W6 S7\$ N7 E6 N3 E4 S3 E11 N26 FOP= N9 W15 S9 E15\$ W15 N9\$. | | | | | | | | | | | | | |