LOT 22 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

GLOCKMANN CHARLES
215 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024

2026

15-4S-16-03011-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

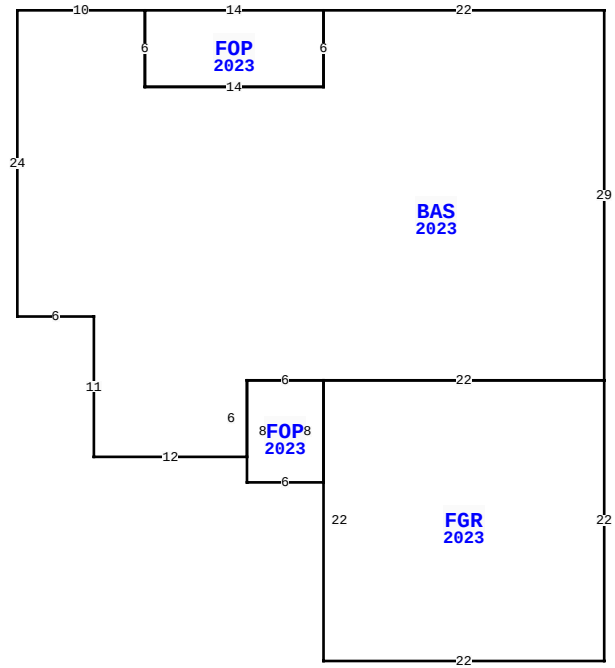
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,292	100	2023	1,292	170,504
FGR	484	55	2023	266	35,103
FOP	48	30	2023	14	1,848
FOP	84	30	2023	25	3,299
TOTALS	1,908			1,597	210,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,597	119.3400	136.05	217,272	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1292 HX Base Yr 2023



215 SW CHERRY BLOSSOM WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,754
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		231,894
SOH/AGL Deduction		9,725
ASSESSED VALUE		222,169
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		165,758
TOTAL JUST VALUE		231,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041982	New Residential C	125,000	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/2469	3/01/2022	WD	Q	I	01	237,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: GLOCKMANN CHARLES						
1390/0795	7/25/2019	WD	Q	V	05	140,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,20] W22 S6 W14 N6 W10 S24 E6 S11 E12 N6 E6 E22 N29 $
FGR=[YR=2023;ORIG=48,49] E22 S22 W22 N22 $
FOP=[YR=2023;ORIG=34,20] E14 S6 W14 N6 $
FOP=[YR=2023;ORIG=42,49] E6 S8 W6 N8 $
.

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	880.00	UT	3.00	3.00	100	2023	2022		100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS