

LOT 23 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

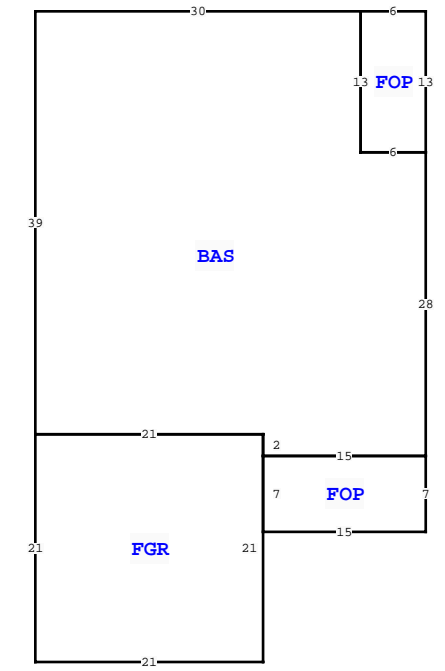
SWINSON MARGARET ANN
233 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024

2026

15-4S-16-03011-123
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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	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
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,654	128.7000	144.14	238,408	2015	2015	0	0	10.00	90.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1356 HX Base Yr 2022													



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	1,356	100		1,356	175,909
FGR	441	55		243	31,523
FOP	78	30		23	2,984
FOP	105	30		32	4,151
TOTALS	1,980			1,654	214,567

233 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	916.00	UT	2.00	2.00	100	2015	2015	3	100	1,832	

TOTAL OB/XF 1,832

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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	214,567			
TOTAL MARKET OB/XF VALUE	1,832			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	234,899			
SOH/AGL Deduction	29,831			
ASSESSED VALUE	205,068			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	153,657			
TOTAL JUST VALUE	234,899			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	237,283			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32401	SFR	589	10/15/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1684	7/29/2021	WD	Q	I	01	235,000
GRANTOR: SPELL RHONDA S						
GRANTEE: SWINSON MARGARET AN						
1281/1308	9/05/2014	WD	U	I	33	139,100
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: RHONDA S SPELL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S39 FGR= S21 E21 N21 W21\$ E21 S2 FOP= S7 E15 N7 W15\$ E15 N28 FOP= N13 W6 S13 E6\$ W6 N13\$.