LOT 24 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

GLD PROPERTY, LLC
169 SW DUSK GLN
LAKE CITY, FL 32024

2027

15-4S-16-03011-124

BUILDING CHARACTERISTICS

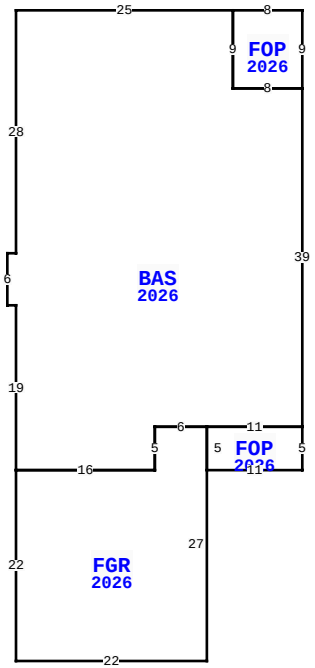
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,598	100	2026	1,598	200,134
FGR	514	55	2026	283	35,443
FOP	55	30	2026	16	2,004
FOP	72	30	2026	22	2,755
TOTALS	2,239			1,919	240,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	113.8500	125.24	240,336	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1598 HX Base Yr



234 SW CHERRY BLOSSOM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,336
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	264,636
SOH/AGL Deduction	0
ASSESSED VALUE	264,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,636
TOTAL JUST VALUE	264,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048837	New Residential C	170	12/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1759	1/21/2025	QC	U	V	11	100
GRANTOR: GATOR LAND DEVELOPMEN						
GRANTEE: GLD PROPERTY, LLC						
1479/728	11/09/2022	WD	U	V	11	100
GRANTOR: DAVID JAMES E SR						
GRANTEE: GATOR LAND DEVELOPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,20] W25 S28 W1 S6 E1 S19 E16 N5 E6 E11 N39 W8 N9 $
FGR=[YR=2026;ORIG=67,68] W6 S5 W16 S22 E22 N27 $
FOP=[YR=2026;ORIG=70,20] E8 S9 W8 N9 $
FOP=[YR=2026;ORIG=67,68] E11 S5 W11 N5 $
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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	0	0	0	600.00	UT	3.00	3.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS