LOT 26 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549, WD 12

FAUCHER MICHAEL ANTHONY/FAUCHER KELSEA STARR
214 SW CHERRY BLOSSOM WAY
LAKE CITY, FL 32024

2026

15-4S-16-03011-126

BUILDING CHARACTERISTICS

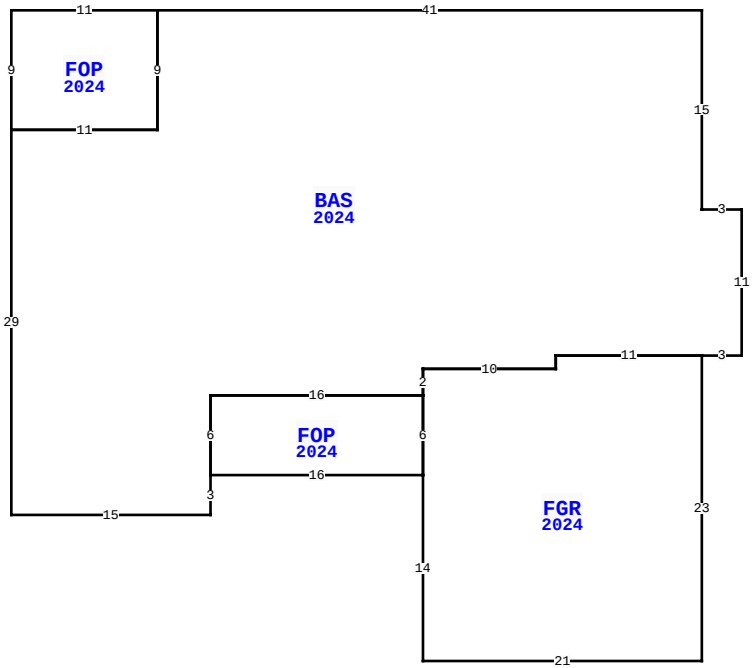
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,524	100	2024	1,524	191,888
FGR	473	55	2024	260	32,737
FOP	96	30	2024	29	3,651
FOP	99	30	2024	30	3,777
TOTALS	2,192			1,843	232,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	112.7000	128.48	236,789	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 1524 HX Base Yr 2026



214 SW CHERRY BLOSSOM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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		232,053
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		252,153
SOH/AGL Deduction		0
ASSESSED VALUE		252,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,742
TOTAL JUST VALUE		252,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044044	New Residential C	120,000	03/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/473	4/14/2023	WD	Q	I	01	315,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: FAUCHER MICHAEL ANT						
1390/0795	7/25/2019	WD	Q	V	05	140,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,11] S29 E15 N3 N6 E16 N2 E10 N1 E11 E3 N11 W3 N15 W41 S9 W11 $
FGR=[YR=2024;ORIG=101,29] S2 S6 S14 E21 N23 W11 S1 W10 $
FOP=[YR=2024;ORIG=70,2] S9 E11 N9 W11 $
FOP=[YR=2024;ORIG=85,31] S6 E16 N6 W16 $
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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	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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