LOT 27 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-16-03011-127**

## BUILDING CHARACTERISTICS

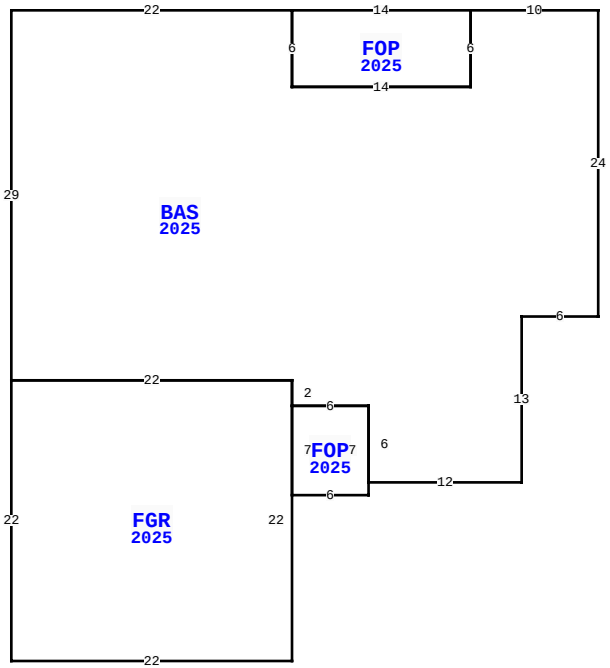
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | 1,328 | 100 | 2025 | 1,328 | 171,712 |
| FGR | 484 | 55 | 2025 | 266 | 34,394 |
| FOP | 42 | 30 | 2025 | 13 | 1,681 |
| FOP | 84 | 30 | 2025 | 25 | 3,233 |
| TOTALS | 1,938 | | | 1,632 | 211,020 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,632 | 119.3400 | 131.27 | 214,233 | 2024 | 2024 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM 0% - 2025 Heated Area: 1328 HX Base Yr




200 SW CHERRY BLOSSOM WAY, LAKE CITY

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

## 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 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 480.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 1,440 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 211,020 |
| TOTAL MARKET OB/XF VALUE | 3,240 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 232,760 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 232,760 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 232,760 |
| TOTAL JUST VALUE | 232,760 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 236,601 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047727 | New Residential C | 189,000 | 07/24/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1513/2650 | 5/03/2024 | QC | U | I | 11 | 100 |
| GRANTOR: GATOR LAND DEVELOPMEN | | | | | | |
| GRANTEE: GLD PROPERTY LLC | | | | | | |
| 1485/240 | 2/17/2023 | WD | Q | V | 01 | 26,500 |
| GRANTOR: STANLEY CRAWFORD CONS | | | | | | |
| GRANTEE: GATOR LAND DEVELOPM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-11] W10 S6 W14 N6 W22 S29 E22 S2 E6 S6 E12 N13 E6 N24 $
FOP=[YR=2025;ORIG=-14,-11] E14 S6 W14 N6 $
FGR=[YR=2025;ORIG=-36,18] E22 S22 W22 N22 $
FOP=[YR=2025;ORIG=-14,20] E6 S7 W6 N7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,240

| 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 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS