

LOT 8 ROSE POINTE S/D.
CT 1259-1404, WD 1271-549,
WD 1271-2022, WD 1301-1646,

WILLIAMS TIMOTHY R/WILLIAMS TAMELA H
170 SW ROSE POINTE PL
LAKE CITY, FL 32024

2025

15-4S-16-03011-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	15416.060	1.00/

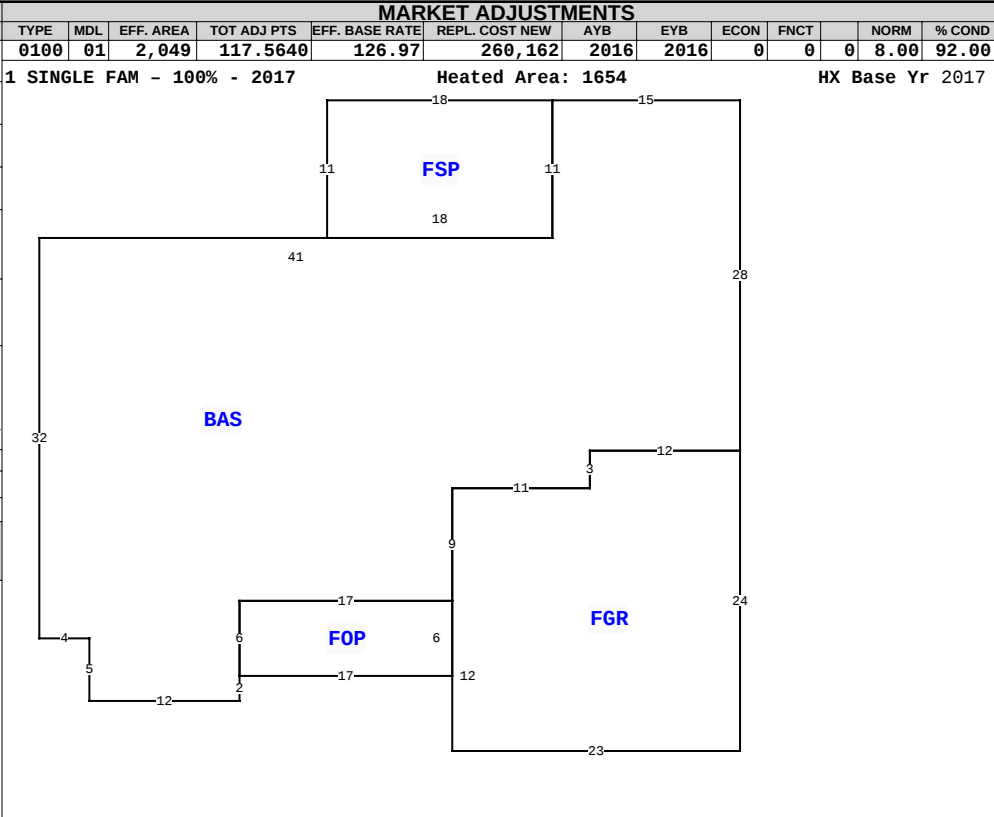
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100		1,654	193,207
FGR	519	55		285	33,291
FOP	102	30		31	3,621
FSP	198	40		79	9,229

TOTALS	2,473			2,049	239,349
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	972.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 10/22/2024 BY KS



170 SW ROSE POINTE PL, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF										1,944

Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		239,349			
TOTAL MARKET OB/XF VALUE		1,944			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		259,793			
SOH/AGL Deduction		74,308			
ASSESSED VALUE		185,485			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		134,763			
TOTAL JUST VALUE		259,793			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		255,668			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33519	SFR	709	11/04/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1326/1278	11/15/2016	WD	Q	I	01
GRANTOR: IHB HOLDINGS LLC					
GRANTEE: TIMOTHY R & TAMELA					
1301/1646	9/24/2015	WD	U	V	11
GRANTOR: INNOVATIVE HOME BUILD					
GRANTEE: IHB HOLDINGS LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= W18 S11 E18 N11\$ S11 W41 S32 E4 S5 E12 N2 FOP= E17 N6 W17 S6\$ N6 E17 FGR= S12 E23 N24 W12 S3 W11 S9\$ N9 E11 N3 E12 N28\$.									