ALL OF E1/2 OF SE1/4 OF SW1/4 LY CREEK, MORE FULLY DESC ORB 313-0 SMALL ADJOINING PARCEL IN SEC 11

BECKER JOEL D
337 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-004

COLUMBIA COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

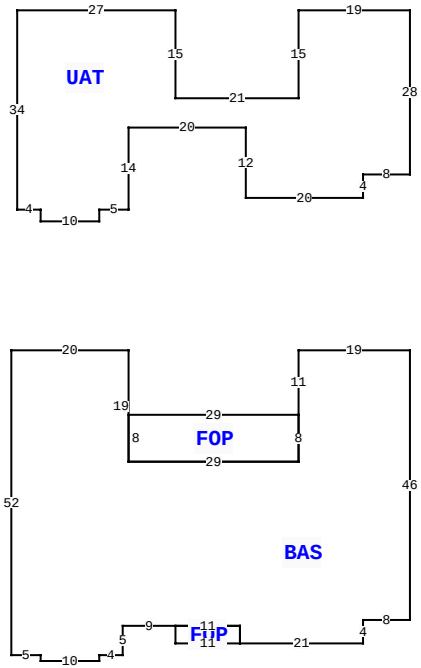
NEIGHBORHOOD/LOC 2516.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,805	100		2,805	340,434
FOP	33	30		10	1,214
FOP	232	30		70	8,496
UAT	1,615	10		162	19,661
TOTALS	4,685			3,047	369,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,047	119.0772	133.37	406,378	2016	2016	0	0	0	9.00	91.00

2 SINGLE FAM 100% - 2017 Heated Area: 2805 HX Base Yr 2017



337 SW ROSE CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		369,804
TOTAL MARKET OB/XF VALUE		22,960
TOTAL LAND VALUE - MARKET		87,290
TOTAL MARKET VALUE		480,054
SOH/AGL Deduction		145,337
ASSESSED VALUE		334,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,995
TOTAL JUST VALUE		480,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31678	SFR	0	01/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/1335	7/02/2010	WD	Q	I	01	225,000
GRANTOR: CHERYL J CRAWFORD						
GRANTEE: JOEL D BECKER						
1034/2444	12/29/2004	QC	Q	I	01	100
GRANTOR: LLOYD H FOURNIER						
GRANTEE: LLOYD H FOURNIER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S11 FOP= W29 S8 E29 N8$ S8 W29 N19 W20 S52 E5 S1 E10 N1 E4 N5 E9 FOP= S3 E11 N3 W11$ E11 S3 E21 N4 E8 N46$ PTR= N30 UAT= N28 W19 S15 W21 N15 W27 S34 E4 S2 E10 N2 E5 N14 E20 S12 E20 N4 E8$ S30$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	9.00	9.00	100	2010	2010	3	100	720	
2	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2010	2010	3	100	2,592	
3	0166	CONC,PAVMT	0	100	0	0	224.00	UT	2.00	2.00	100	2010	2010	3	100	448	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0031	BARN,MT AE	0	100	40	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	16,000	

LAND DESCRIPTION

TOTAL OB/XF 22,960

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		00	0.00	0.00	12.47	AC		1.00	1.00	1.00	7,000.00	7,000.00	87,290							

REVIEW DATE 03/24/2021 BY JB Total Acres: 12.47 Total Land Value: 87,290 Market: 0 Agricultural: 0 Common: 87,290 PRINTED 11/21/2025 BY SYS