E1/2 OF SE1/4 OF SW1/4 LYING N OF ROSE CREEK. (AKA PART OF LOT 14 BROOKWOOD S/D UNREC).

SHARPE CHRISTOPHER D
366 SW THISTLEDEW GLN
LAKE CITY, FL 32024

2026

02-5S-16-03444-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

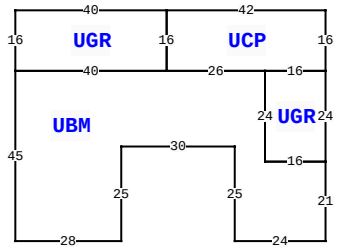
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.0400	1.00/	

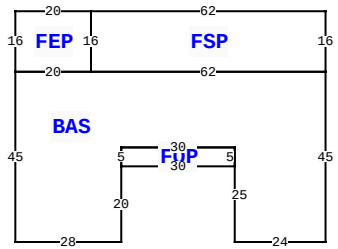
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,940	100		2,940	242,620
FEP	320	80		256	21,126
FOP	150	30		45	3,713
FSP	992	40		397	32,762
UBM	2,556	20		511	42,170
UCP	672	20		134	11,058
UGR	384	45		173	14,277
UGR	640	45		288	23,767
TOTALS	8,654			4,744	391,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,744	113.3590	126.96	602,298	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2940 HX Base Yr 2003





366 SW THISTLEDEW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,494
TOTAL MARKET OB/XF VALUE		18,263
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		472,757
SOH/AGL Deduction		204,180
ASSESSED VALUE		268,577
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,855
TOTAL JUST VALUE		472,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,757

LAND:1:1: LOW/WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047627	Roof Replacement	39,713	07/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/1790	3/01/2016	QC	U	I	11	100

GRANTOR: TAMMY G SHARPE
GRANTEE: CHRISTOPHER D SHARP

1051/0129	6/30/2005	WD	Q	I	06	100

GRANTOR: CAROLINE BURKI & CHRI
GRANTEE: CHRIS & TAMMY SHARP

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W62 FEP= W20 S16 E20 N16$ S16 BAS= W20 S45 E28 N20FOP= E 30 N5 W30 S5$ N5 E30 S25 E24 N45 W62$ E62 N16$ PTR=N50 UBM= N21 UGR= N24 W16 S24 E16$ W16 N24 UCP= E16 N16W42 S16 E26 $ W26 UGR= N16 W40S16 E40$ W40 S45E28 N25 E30 S25 E24$ S50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0010	BARN,BLK	0	100	25	38	950.00	UT	14.00	14.00	70	1993	1993	3	70	9,310	
3	0252	LEAN-TO W/	0	100	10	38	380.00	UT	2.00	2.00	70	1993	1993	3	70	532	
4	0166	CONC,PAVMT	0	100	10	38	11,892.00	UT	0.75	0.75	75	1993	1993	3	75	6,689	
5	0252	LEAN-TO W/	0	100	10	38	380.00	UT	2.00	2.00	70	1993	1993	3	70	532	

LAND DESCRIPTION

TOTAL OB/XF 18,263

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	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000							

REVIEW DATE 09/12/2019 BY KR Total Acres: 7.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 10/03/2025 BY SYS