COMM SE COR OF SW1/4, RUN W
660 FT, N 333 FT FOR POB, RUN
W 1046 FT, N 355.21 FT, NW 128

GRIFFIS LARRY L/GRIFFIS BETTY
209 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

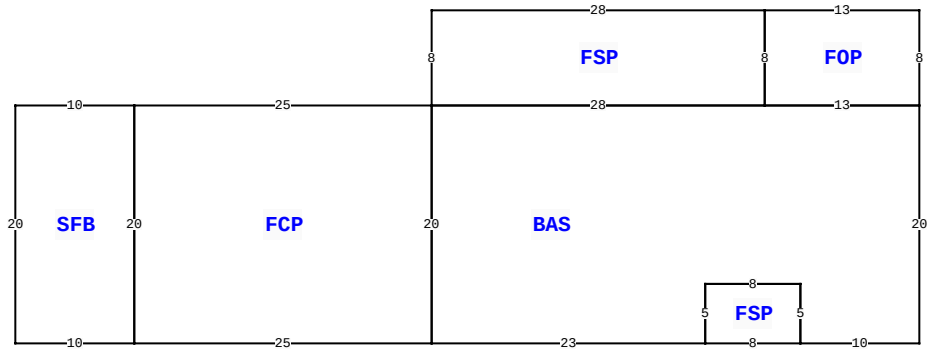
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	780	100		780	65,526
FCP	500	25		125	10,501
FOP	104	30		31	2,604
FSP	40	40		16	1,344
FSP	224	40		90	7,560
SFB	200	80		160	13,441
TOTALS	1,848			1,202	100,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	114.3420	128.06	153,928	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2007 Heated Area: 980 HX Base Yr 2007



209 SW ROSE CREEK DR, 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		100,977
TOTAL MARKET OB/XF VALUE		2,512
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		114,784
SOH/AGL Deduction		41,828
ASSESSED VALUE		72,956
TOTAL EXEMPTION VALUE	HX HB	47,956
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		184,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 FOP= N8 W13 S8 E13$ W13 FSP= N8 W28 S8 E28$ W28 FCP= W25 SFB= W10 S20 E10 N20$ S20 E25 N20$ S20 E23 FSP= N5E8S5 W8$ N5 E8 S5 E10$. W28 S32 E28$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,112	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,512

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5600	A	TIMBER 3	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	281.00	281.00	2,248							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	1.17	AC		1.00	1.00	1.00	40.00	40.00	47							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							

REVIEW DATE 09/13/2019 BY KR Total Acres: 10.17 Total Land Value: 11,295 Market: 72,000 Agricultural: 2,295 Common: 9,000 PRINTED 10/03/2025 BY SYS