(AKA PART OF LOT 6 BROOKWOOD S/D
THE S 447.15 FT OF E 528.75 FT O
OF NW1/4.

PEARCE DARREN S/PEARCE AMANDA H
394 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

11-5S-16-03569-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

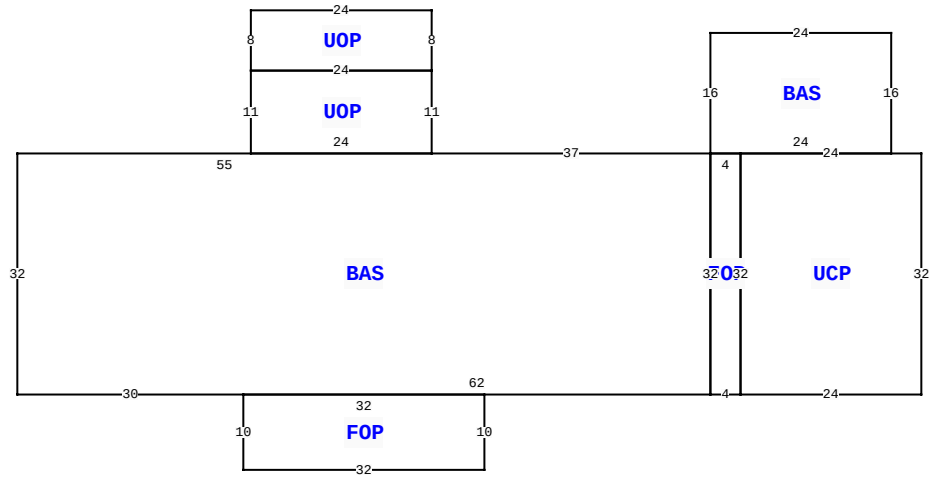
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame		N/A 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	11516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	34,199
BAS	2,944	100		2,944	262,194
FOP	128	30		38	3,384
FOP	320	30		96	8,550
UCP	768	20		154	13,715
UOP	192	20		38	3,384
UOP	264	20		53	4,720
TOTALS	5,000			3,707	330,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,707	107.8250	120.76	447,657	1976	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 3328 HX Base Yr 2021



394 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		330,147
TOTAL MARKET OB/XF VALUE		55,756
TOTAL LAND VALUE - MARKET		59,620
TOTAL MARKET VALUE		398,141
SOH/AGL Deduction		37,604
ASSESSED VALUE		360,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,815
TOTAL JUST VALUE		445,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042664	Electrical Servic	0	08/31/2021
37754	POOL	356	02/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2585	7/29/2020	WD	U	I	30	100
GRANTOR: JOHN R & SAHWNA S SPA						
GRANTEE: DARREN S & AMANDA H						
1415/0098	7/09/2020	WD	Q	I	01	335,000
GRANTOR: JOHN R & SAHWNA S SPA						
GRANTEE: DARREN S & AMANDA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N11 UOP= N8 W24 S8 E24$ W24 S11 E24$ W55 S32 E30 FOP= S10 E32N10 W32$ E62 N32$ FOP= E4 UCP= E24 S32 W24N32$ S32 W4 N32$ BAS= E24 N16 W24 S16$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	21	28	588.00	UT	2.00	2.00	70	1993	1993	3	70	823	
3	0297	SHED CONCR	0	100	8	10	80.00	UT	10.00	10.00	40	1993	1993	3	40	320	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0280	POOL R/CON	0	100	18	38	684.00	UT	70.00	70.00	100	2019	2019	3	89	42,613	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	8,800.00	8,800.00	100	2021	2021		100	8,800	

LAND DESCRIPTION

TOTAL OB/XF 55,756

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	100					4.42	AC		1.00	1.00	1.00	280.00	280.00	1,238							
3	9910	M	MKT.VAL.AG	100					4.42	AC		1.00	1.00	1.00	11,000.00	11,000.00	48,620							

REVIEW DATE 09/15/2021 BY JB Total Acres: 5.42 Total Land Value: 12,238 Market: 48,620 Agricultural: 1,238 Common: 11,000 PRINTED 11/19/2025 BY SYS