(AKA PART OF LOT 2 BROOKWOOD UNR
E1/2 OF SW1/4 OF NE1/4 OF NW1/4.

SEDBERRY SYLVIA
474 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

11-5S-16-03569-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

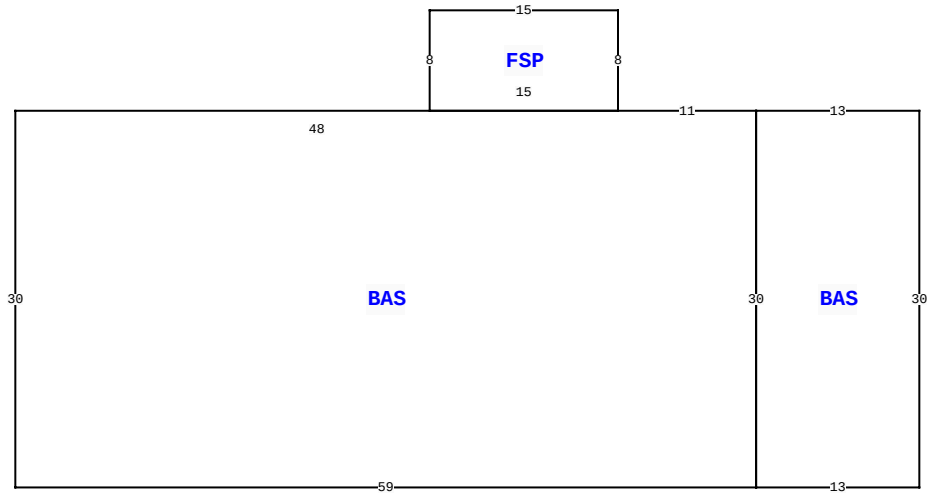
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		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	0100	SINGLE FAMILY
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	390	100		390	31,067
BAS	1,770	100		1,770	140,994
FSP	120	40		48	3,823
TOTALS	2,280			2,208	175,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	109.4160	122.55	270,590	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2160 HX Base Yr 1996



474 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		175,884
TOTAL MARKET OB/XF VALUE		17,436
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		248,320
SOH/AGL Deduction		108,030
ASSESSED VALUE		140,290
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		34,568
TOTAL JUST VALUE		248,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1684	3/03/2014	LE	U	I	30	100
GRANTOR: SYLVIA SEDBERRY (RESE						
GRANTEE: LYNNDA WHITE, LISA						
0804/2571	5/04/1995	WD	Q	I		89,000
GRANTOR: CHARLOTTE J BURNETT						
GRANTEE: JOE W & SYLVIA SEDB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N8 W15 S8 E15$W48 S30 E59 BAS= E13 N30 W13 S30$ N30$.

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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,800	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 17,436

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 09/16/2019 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS