

(AKA PART OF LOT 1 BROOKWOOD UNR
COMM NE COR OF SE1/4 OF NE1/4 OF
S 25 FT, W 50 FT TO POB, RUN S 6

EZELL MATTHEW SCOTT/EZELL HEATHER
534 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

11-5S-16-03569-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
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	302	100		302	26,514
BAS	1,948	100		1,948	171,025
FOP	552	30		166	14,574
FST	40	55		22	1,932
FST	400	55		220	19,315
UOP	345	20		69	6,058
UST	40	45		18	1,580
TOTALS	3,627			2,745	240,999

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0040	BARN, POLE
2	0180	FPLC 1STRY
3	0166	CONC, PAVMT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,745	120.5988	135.07	370,767	1988	1988	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 2250 HX Base Yr 2025											
534 SW ROSE CREEK DR, LAKE CITY											

TOTAL OB/XF 3,800											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF 3,800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	5.54	AC	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		240,999	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		60,940	
TOTAL MARKET VALUE		305,739	
SOH/AGL Deduction		0	
ASSESSED VALUE		305,739	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		255,017	
TOTAL JUST VALUE		305,739	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1493/2697	6/03/2023	WD	Q	I	01
GRANTOR: CONNELL JOHN DAVIS					SALE PRICE
GRANTEE: EZELL MATTHEW SCOTT					322,500
1197/0978	7/06/2010	QC	U	I	11
GRANTOR: WENDY SUE SLAVEN CONN					100
GRANTEE: JOHN DAVIS CONNELL					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 BAS= N14 W18 S19 E10 N5 E8\$ W8 S5 W27 S30 E28 FOP= S2 E50 N27 W8 S19 W42 S6\$ N6 E42 N19 FST= E8 N5 W8 S5\$ N5 UST= E8 N5 W8 UOP= N10 W23 S15 E23 N5\$ S5 \$ W23 N5\$ PTR= N30 FST= N20 W20 S20 E20\$ S30\$.											