(AKA PART OF LOT 1 BROOKWOOD UNR
COMM NE COR OF SE1/4 OF NE1/4 OF
S 25 FT, W 353.81 FT FOR POB, RU

GREGORY STEPHEN B/GREGORY DEBRAH
482 SW ROSE CREEK DR
LAKE CITY, FL 32024

2026

11-5S-16-03569-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

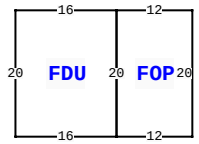
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.020	1.00/

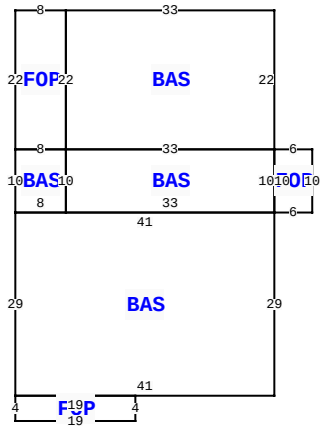
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,046
BAS	330	100		330	24,942
BAS	726	100		726	54,872
BAS	1,189	100		1,189	89,867
FDU	320	60		192	14,512
FOP	60	30		18	1,360
FOP	76	30		23	1,738
FOP	176	30		53	4,006
FOP	240	30		72	5,442
TOTALS	3,197			2,683	202,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,683	103.8240	116.28	311,979	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2325 HX Base Yr





482 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		202,786
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		48,840
TOTAL MARKET VALUE		253,626
SOH/AGL Deduction		99,041
ASSESSED VALUE		154,585
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		98,863
TOTAL JUST VALUE		253,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,626

SALE:2:1: 4.44 ACRES WITH HOUSE

SALE:1:1: 4.41 ACRES PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21135	ADDN SFR	227	10/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0742/0788	2/26/1991	WD	Q	I		76,900
GRANTOR: CORBITT						
GRANTEE: GREGORY						
0708/0700	1/23/1990	WD	Q	I		68,000
GRANTOR: PADYJASEK						
GRANTEE: DONALD CORBITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 BAS= N22 W33 FOP= W8 S22 E8 N22$ S22 E33 $ W33 BAS= W8 S10E8 N10$S10 E33$ BAS= W41 S29 FOP= S4 E19 N4 W19$ E41 N29$ FOP= E6 N10 W6 S10$ PTR=N70 FOP= W12 FDU= W16 S20 E16 N20$ S20 E12 N20$ S70$.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	4.44	AC		1.00	1.00	1.00	11,000.00	11,000.00	48,840							

REVIEW DATE 09/16/2019 BY BC Total Acres: 4.44 Total Land Value: 48,840 Market: 0 Agricultural: 0 Common: 48,840 PRINTED 11/19/2025 BY SYS