COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

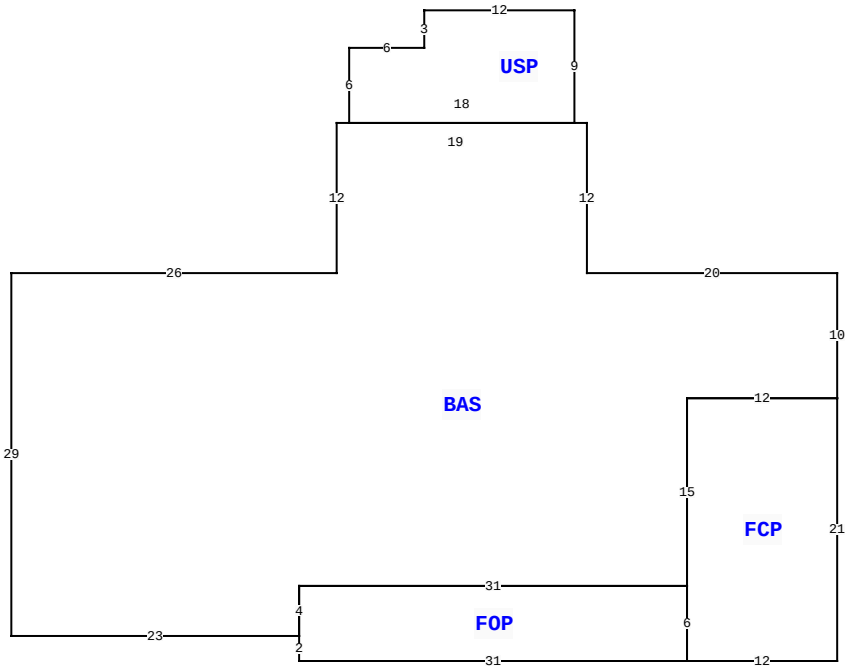
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	139,151
FCP	252	25		63	4,865
FOP	186	30		56	4,324
USP	144	35		50	3,861
TOTALS	2,384			1,971	152,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	106.0695	118.80	234,155	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1802 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
4	0259	MHP HOOKUP	0	0	0	0	17.00	UT	4,300.00	4,300.00	100	0	0	3	100	73,100	
5	0166	CONC,PAVMT	0	0	8	15	120.00	UT	1.50	1.50	100	1997	1997	3	100	180	
6	0030	BARN,MT	0	0	28	28	784.00	UT	5.00	5.00	50	1997	1997	3	50	1,960	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
8	0166	CONC,PAVMT	0	0	8	20	160.00	UT	1.50	1.50	100	1993	1993	3	100	240	
9	0166	CONC,PAVMT	0	0	10	20	200.00	UT	1.50	1.50	100	1993	1993	3	100	300	
10	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050481	Electrical Servic	0	07/31/2024
36107	PUMP/UTPOL	50	12/18/2017
32339	MAINT/ALTR	35	09/29/2014
32340	MAINT/ALTR	30	09/29/2014
21841	M H	250	05/07/2004
20967	M H	125	08/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N12 W1 USP= N9 W12 S3 W6 S6 E18$ W19 S12 W26 S29 E23 FOP= S2 E31 N6 W31 S4$ N4E31 FCP= S6 E12 N21 W12 S15$ N15 E12 N10$.

LAND DESCRIPTION

TOTAL OB/XF 80,780

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	2810	C	MH PARK	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,500							
3	0000	C	VAC RES	0					10.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,500							
4	6200	A	PASTURE 3	0					5.50	AC		1.00	1.00	1.00	280.00	280.00	1,540							
5	9910	M	MKT.VAL.AG	0					5.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,500							
6	9630	C	SWAMP	0			0.00	0.00	4.50	UT		1.00	1.00	1.00	175.00	175.00	788							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN TO E R/W US-41, RUN NW ALONG R/W POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

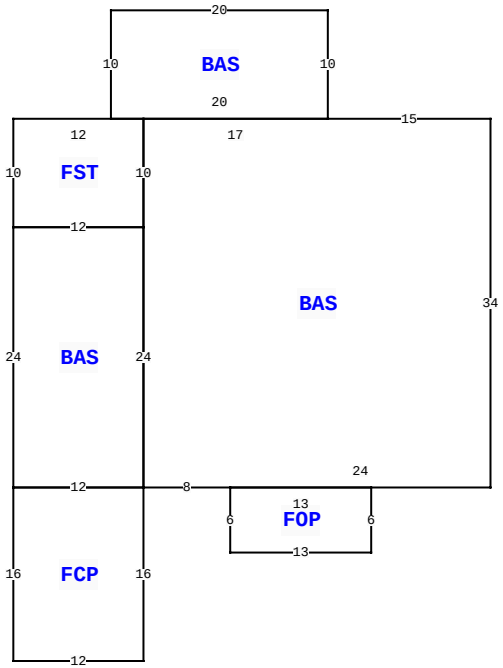
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	15,115
BAS	288	100		288	21,766
BAS	1,088	100		1,088	82,226
FCP	192	25		48	3,628
FOP	78	30		23	1,738
FST	120	55		66	4,988
TOTALS	1,966			1,713	129,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	103.8114	116.27	199,171	1969	1969	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1576 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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
11	0166	CONC,PAVMT	0	0	10	8	80.00	UT	1.50	1.50	100	1993	1993	3	100	120	
12	0166	CONC,PAVMT	0	0	10	10	100.00	UT	1.50	1.50	100	1997	1997	3	100	150	
13	0166	CONC,PAVMT	0	0	5	10	50.00	UT	1.50	1.50	100	1993	1993	3	100	75	
14	0166	CONC,PAVMT	0	0	8	24	192.00	UT	1.50	1.50	100	1993	1993	3	100	288	
15	0166	CONC,PAVMT	0	0	10	14	140.00	UT	1.50	1.50	100	0	0	3	100	210	
16	0166	CONC,PAVMT	0	0	10	10	100.00	UT	1.50	1.50	100	1997	1997	3	100	150	
17	0166	CONC,PAVMT	0	0	10	7	70.00	UT	1.50	1.50	100	1993	1993	3	100	105	
18	0166	CONC,PAVMT	0	0	34	14	1.00	UT	0.00	0.00	100	1998	1998	3	100	700	
19	0166	CONC,PAVMT	0	0	32	16	512.00	UT	1.50	1.50	100	2000	2000	3	100	768	
20	9915	RV SITE	0	0	0	0	6.00	UT	3,000.00	3,000.00	100	0	0	3	100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 20,566

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19041	M H	125	12/12/2001
13471	M H	125	01/05/1998
13384	M H	125	12/05/1997
7464	RECONNECT	0	08/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N10 W20 S10 E20$ W17 FST= W12 S10 E12 N10$ S10 BAS= W12 S24 FCP= S16E12 N16 W12$ E12 N24$ S24 E8 FOP= S6 E13 N6 W13$ E24 N34$.

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

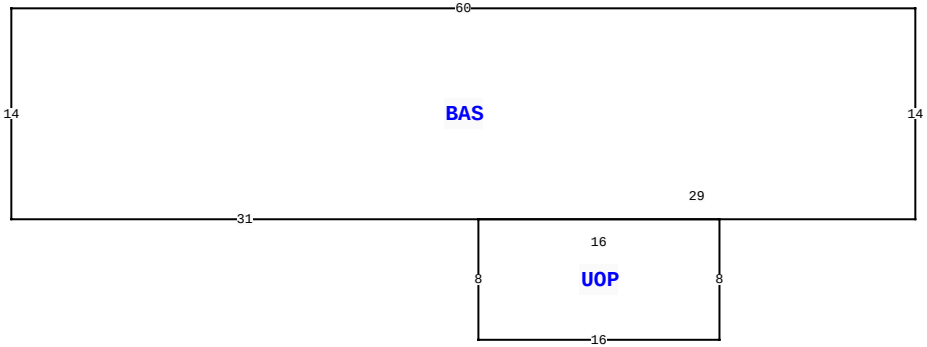
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	15,557
UOP	128	25		32	593
TOTALS	968			872	16,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	872	77.1750	46.30	40,374	1977	1977	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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
21	0294	SHED WOOD/	0	0	40	12	480.00	UT	3.50	3.50	70	2000	2000	3	70	1,176	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E31 UOP= S8 E16N8 W16$ E29 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,176

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

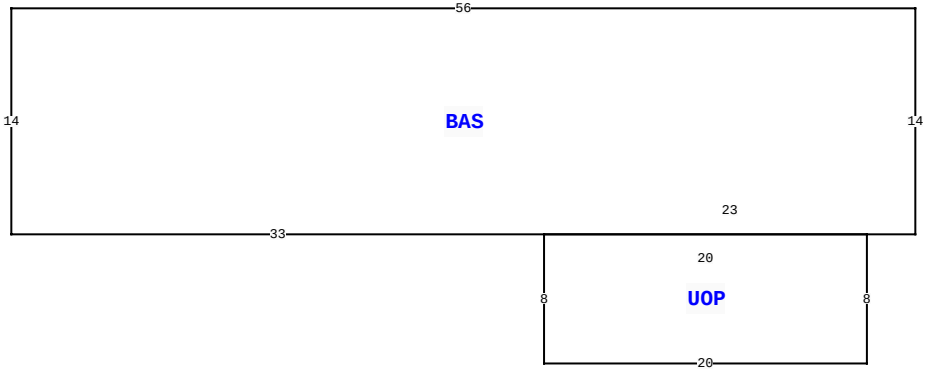
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,520
UOP	160	25		40	741
TOTALS	944			824	15,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	824	77.1750	46.30	38,151	1985	1985	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



BLD DATE		LGL DATE	
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INC DATE		AG DATE	06/02/2022 SPF

155 SE ROSE CREEK LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
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TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 UOP= S8 E20N8 W20$ E23 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
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220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
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Interior Floo	08	SHT VINYL 10
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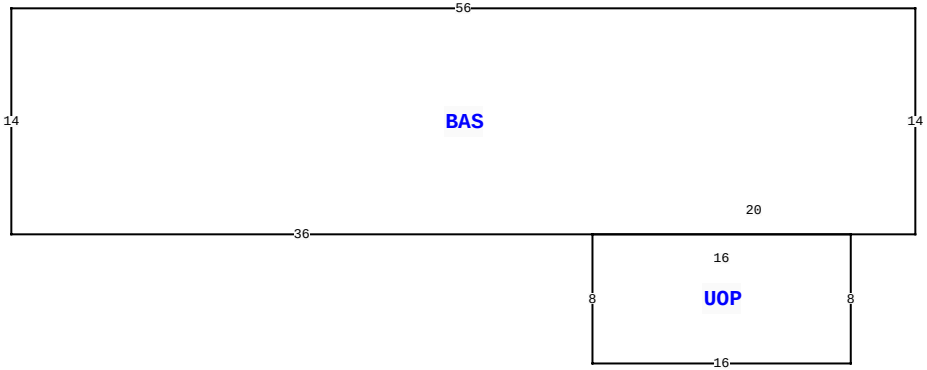
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,520
UOP	128	25		32	593
TOTALS	912			816	15,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	816	77.1750	46.30	37,781	1982	1982	0	0	0	60.00	40.00

5 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 5 of 19 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
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ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E36 UOP= S8 E16N8 W16$ E20 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

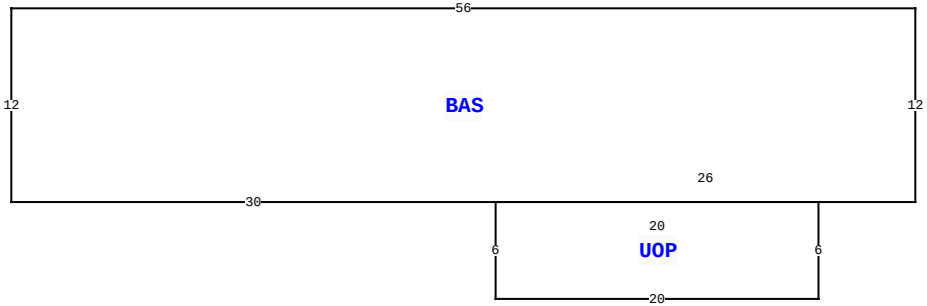
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,602
UOP	120	25		30	518
TOTALS	792			702	12,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	702	71.9250	43.16	30,298	1974	1974	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E30 UOP= S6 E20N6 W20$ E26 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

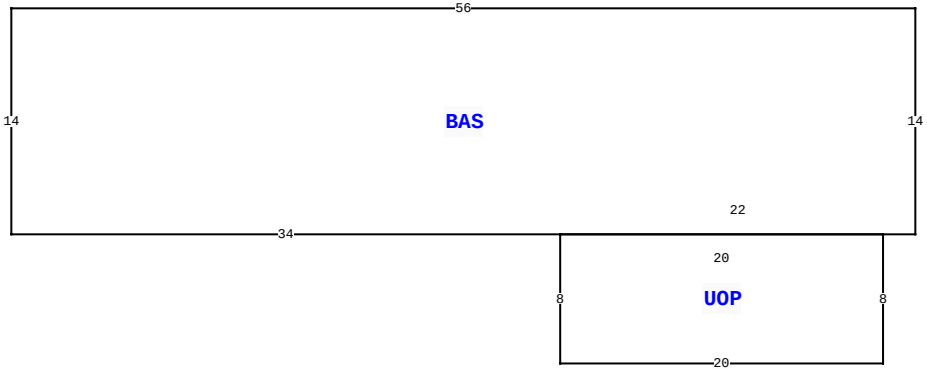
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,520
UOP	160	25		40	741
TOTALS	944			824	15,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	824	77.1750	46.30	38,151	1986	1986	0	0	0	60.00	40.00

7 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 7 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E34 UOP= S8 E20N8 W20$ E22 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

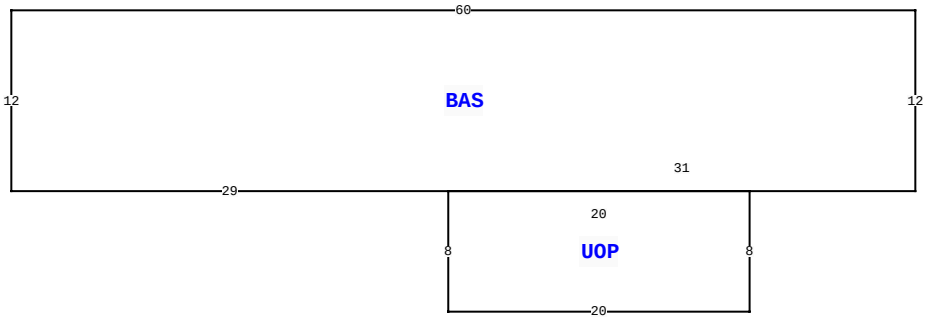
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	13,334
UOP	160	25		40	741
TOTALS	880			760	14,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	760	77.1750	46.30	35,188	1977	1977	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E29 UOP= S8 E20N8 W20$ E31 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

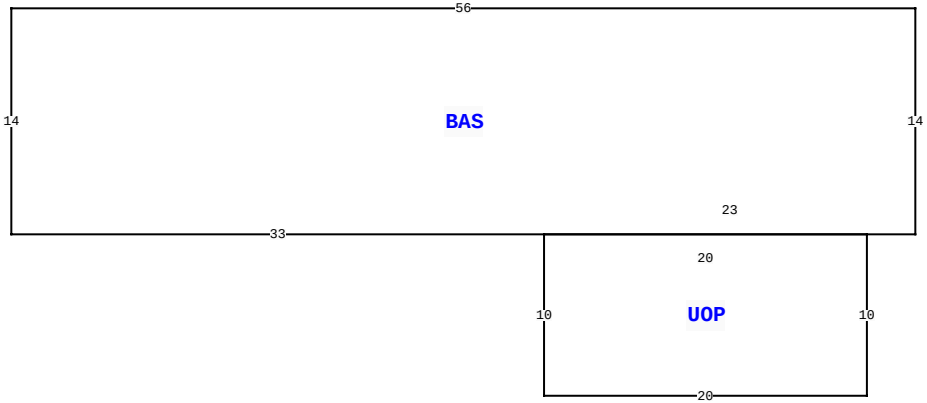
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,520
UOP	200	25		50	926
TOTALS	984			834	15,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	834	77.1750	46.30	38,614	1986	1986	0	0	0	60.00	40.00

9 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 UOP= S10 E20 N10 W20$ E23 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
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POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

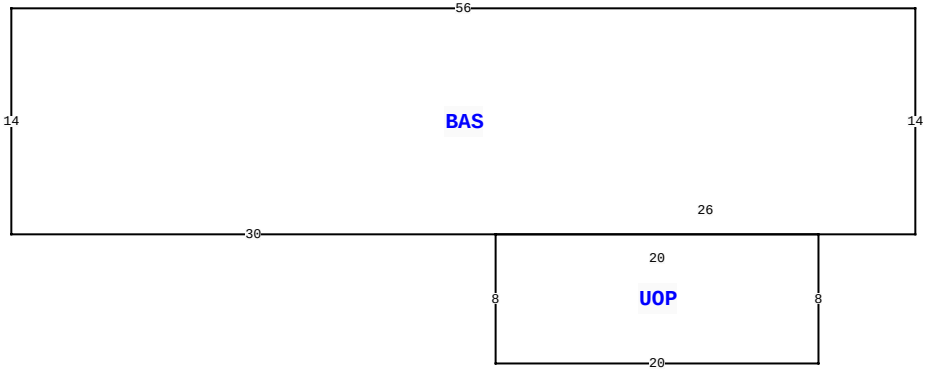
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,520
UOP	160	25		40	741
TOTALS	944			824	15,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	824	77.1750	46.30	38,151	1984	1984	0	0	0	60.00	40.00

10 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 10 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
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TOTAL LAND VALUE - MARKET	194,288
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ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E30 UOP= S8 E20N8 W20$ E26 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
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POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
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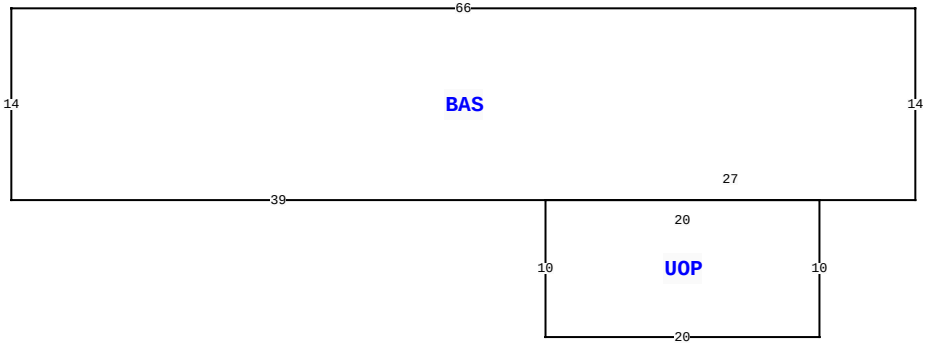
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,282
UOP	200	25		50	935
TOTALS	1,124			974	18,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	974	77.9250	46.76	45,544	1986	1986	0	0	0	60.00	40.00

12 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 11 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E39 UOP= S10 E20 N10 W20$ E27 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

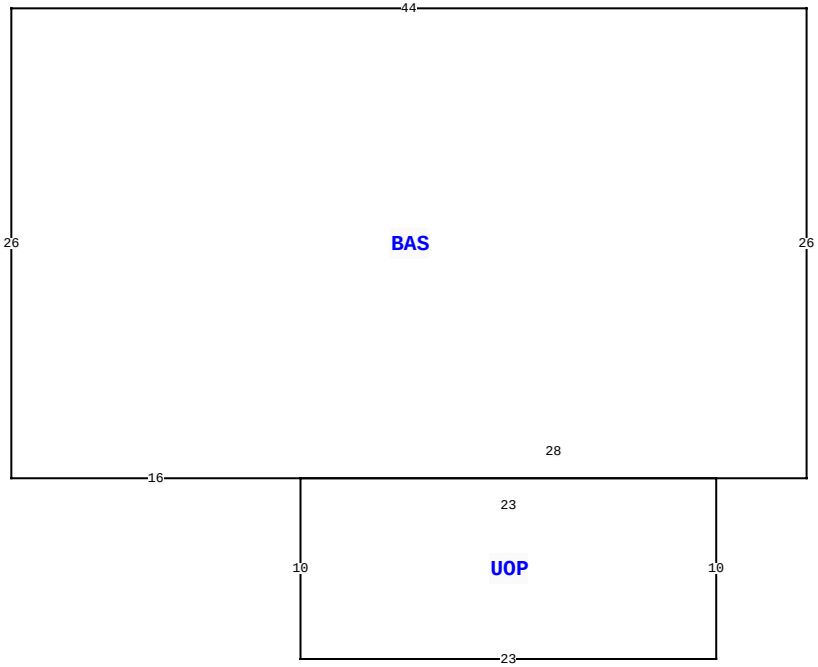
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	21,809
UOP	230	25		58	1,106
TOTALS	1,374			1,202	22,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,202	79.4250	47.66	57,287	1986	1986	0	0	0	60.00	40.00

13 MOBILE HME 0% - 0 Heated Area: 1144 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 12 of 19 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E16 UOP= S10 E23 N10 W23$ E28 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

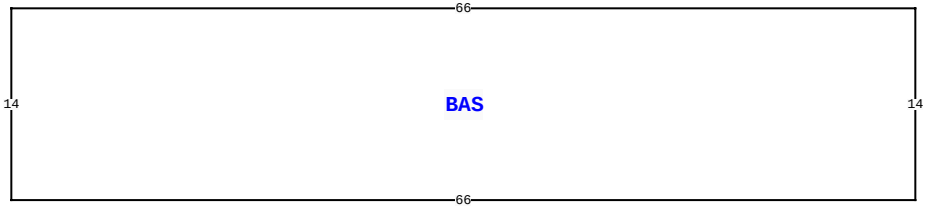
NEIGHBORHOOD/LOC 34417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,138
TOTALS	924			924	21,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	95.3100	57.19	52,844	1990	1990	0	0	0	60.00	40.00

14 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN TO E R/W US-41, RUN NW ALONG R/W POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

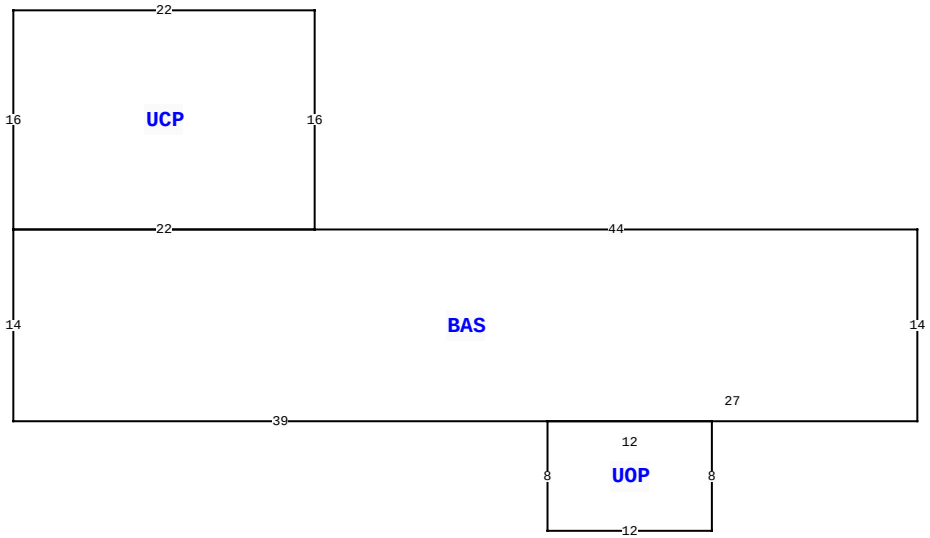
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,112
UCP	352	20		70	1,296
UOP	96	25		24	444
TOTALS	1,372			1,018	18,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,018	77.1750	46.30	47,133	1986	1986	0	0	0	60.00	40.00

18 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UCP= N16 W22 S16 E22$ W22 S14 E39 UOP= S8 E12 N8 W12$ E27 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN TO E R/W US-41, RUN NW ALONG R/W POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

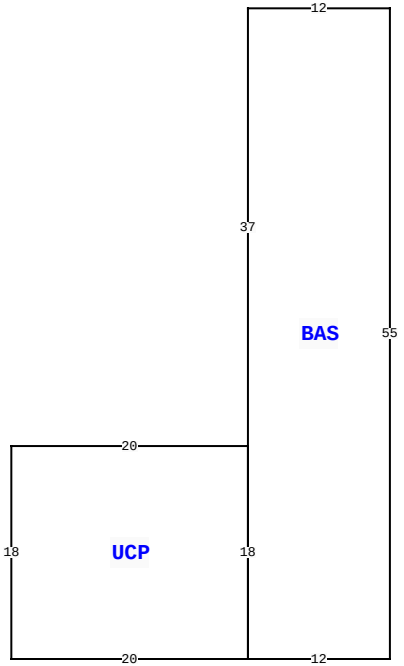
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	12,474
UCP	360	20		72	1,361
TOTALS	1,020			732	13,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	78.7500	47.25	34,587	1985	1985	0	0	0	60.00	40.00

19 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S37 UCP= W20 S18 E20 N18$ S18 E12 N55$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN TO E R/W US-41, RUN NW ALONG R/W POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

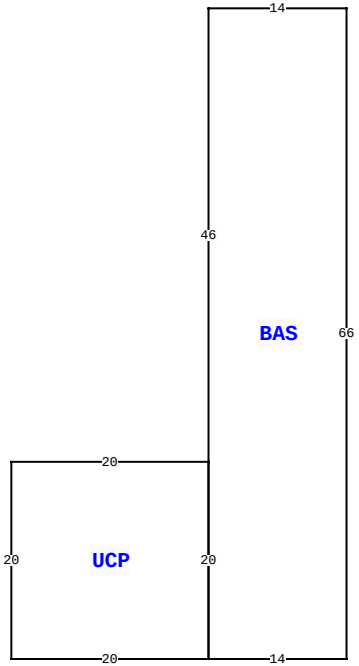
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,630
UCP	400	20		80	1,526
TOTALS	1,324			1,004	19,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,004	79.5000	47.70	47,891	1986	1986	0	0	0	60.00	40.00

20 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S46 UCP= W20 S20 E20 N20$ S20 E14 N66$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN TO E R/W US-41, RUN NW ALONG R/W POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

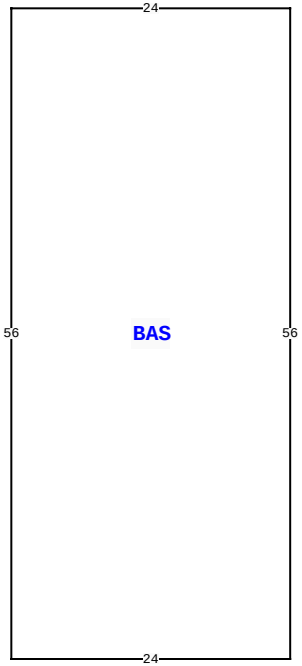
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	25,644
TOTALS	1,344			1,344	25,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	79.5000	47.70	64,109	1985	1985	0	0	0	60.00	40.00

21 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S56 E24 N56$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4 OF SEC, RUN
TO E R/W US-41, RUN NW ALONG R/W
POB, CONT NW ALONG R/W 400 FT, E

ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

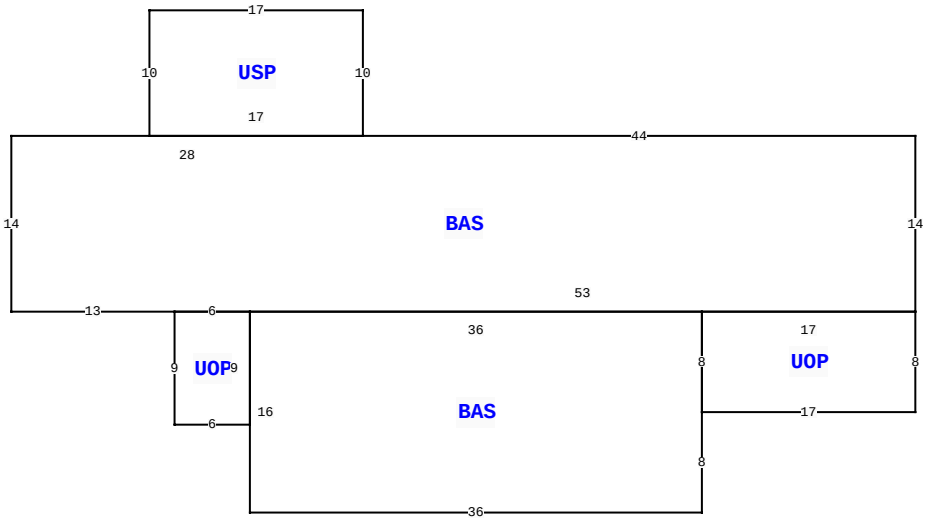
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	13,499
BAS	1,008	100		1,008	23,624
UOP	54	25		14	328
UOP	136	25		34	797
USP	170	35		60	1,406
TOTALS	1,944			1,692	39,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,692	97.6500	58.59	99,134	2000	2000	0	0	0	60.00	40.00

22 MOBILE HME 0% - 0 Heated Area: 1584 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	594,840
TOTAL MARKET OB/XF VALUE	102,522
TOTAL LAND VALUE - MARKET	194,288
TOTAL MARKET VALUE	843,690
SOH/AGL Deduction	0
ASSESSED VALUE	843,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	843,690
TOTAL JUST VALUE	891,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/1747	8/29/2014	WD	Q	I	01	458,000
GRANTOR: EDMUND DROZINSKI						
GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 USP= N10 W17 S10 E17$ W28 S14 E13 UOP= S9 E6 N9 W6$E6 BAS= S16 E36 N8 UOP= E17 N8 W17 S8$ N8 W36$ E53 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS

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ROSE CREEK PARK INC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

34-4S-17-09010-000

BUILDING CHARACTERISTICS

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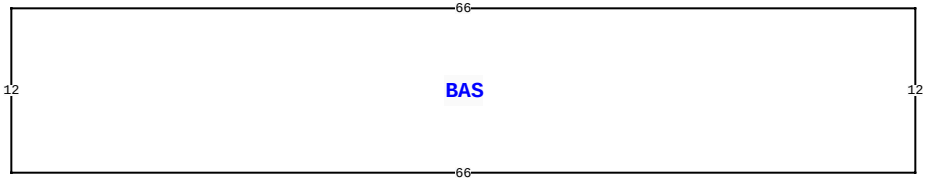
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	15,083
TOTALS	792			792	15,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	79.3500	47.61	37,707	1986	1986	0	0	0	60.00	40.00

23 MOBILE HME 0% - 0 Heated Area: 792 HX Base Yr



155 SE ROSE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	06/02/2022 SPF

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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GRANTEE: ROSE CREEK PARK INC						
0986/0439	6/10/2003	WD	Q	I		400,000
GRANTOR: PATRICIA PEARCE REGIS						
GRANTEE: EDMUND DROZINSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 21.50 Total Land Value: 146,328 Market: 49,500 Agricultural: 1,540 Common: 144,788 PRINTED 11/07/2025 BY SYS