BEG SW COR OF SW1/4 OF SW1/4,
RUN N 902 FT, E 714.45 FT, SE
SE 180 FT TO CENTER OF ROSE

BUZZELLA ANTHONY J III
174 SW BROOKWOOD DR
LAKE CITY, FL 32024

2027

02-5S-16-03444-005

BUILDING CHARACTERISTICS

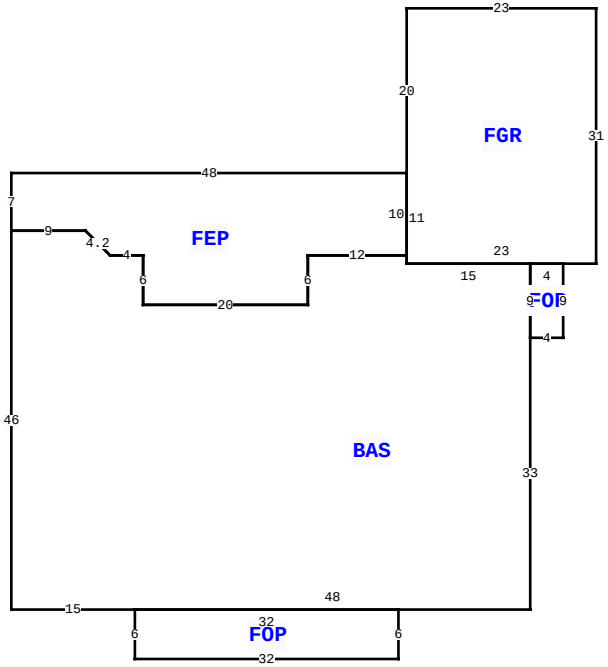
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,606	100		2,606	295,816
FEP	569	80		455	51,649
FGR	713	55		392	44,497
FOP	36	30		11	1,249
FOP	192	30		58	6,584
TOTALS	4,116			3,522	399,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,522	127.3998	140.14	493,573	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2606 HX Base Yr 2007



174 SW BROOKWOOD DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		399,794
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		418,699
SOH/AGL Deduction		114,615
ASSESSED VALUE		304,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,673
TOTAL JUST VALUE		500,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049060	Roof Replacement	29,321	01/22/2024
23005	SFR	768	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/0846	4/24/2001	WD	U	V		13,000
GRANTOR: R W & MARY I BUZZELLA						
GRANTEE: ANTHONY J III & CHA						
0637/0590	11/16/1987	WD	U	V		37,500
GRANTOR: CARDEN BEN W						
GRANTEE: BUZZELLA R W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W23 S20 FEP= W48 S7 E9 D3 R3 E4 S6 E20 N6 E12 N10$ S11
BAS= N1 W12 S6 W20 N6 W4 L3 U3 W9 S46 E15 FOP= S6 E32 N6
W32$ E48 N33 FOP= E4 N9 W4 S9$ N9 W15$ E23 N31$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0296	SHED METAL	0	100	12	30	360.00	UT	10.00	10.00	100	2009	2009	3	100	3,600	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 02/18/2026 BY JB Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/17/2026 BY SYS