

E1/2 OF SE1/4 OF SW1/4 LYING N OF ROSE CREEK. (AKA PART OF LOT 14 BROOKWOOD S/D UNREC).

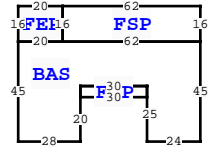
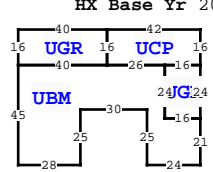
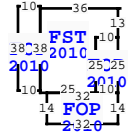
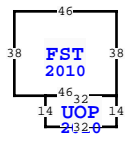
SHARPE CHRISTOPHER D  
366 SW THISTLEDEW GLN  
LAKE CITY, FL 32024

2026

02-5S-16-03444-008

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2003		Heated Area: 2940						HX Base Yr 2003	



QUALITY	DOR CODE	MAP NUM	MKT AREA
05 05	0100		01
NEIGHBORHOOD/LOC 2516.0400 1.00/			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,940	100		2,940	149,305
FEP	320	80		256	13,001
FOP	150	30		45	2,285
FOP	250	30	2010	75	3,809
FOP	380	30	2010	114	5,789
FOP	448	30	2010	134	6,805
FSP	992	40		397	20,161
FST	1,120	55	2010	616	31,283
FST	1,748	55	2010	961	48,804
UBM	2,556	20		511	25,951
TOTALS	13,048			6,734	341,980

\*\* This building has 14 Sub-Areas

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

L N	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	100	0	0	3	100	1,200	
3	0252	LEAN-TO W/	0	100	10	38		380.00	UT 2.00	70	1993	1993	3	70	532	
4	0166	CONC,PAVMT	0	100	10	38		11,892.00	UT 0.75	75	1993	1993	3	75	6,689	
5	0252	LEAN-TO W/	0	100	10	38		380.00	UT 2.00	70	1993	1993	3	70	532	
6	0070	CARPORIT UF	0	100	0	0		1.00	UT 1,200.00	100	2026	2025		100	1,200	

EXTRA FEATURES																
366 SW THISTLEDEW GLN, LAKE CITY																
TOTAL OB/XF 10,153																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

TOTAL OB/XF 10,153																
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			341,980
TOTAL MARKET OB/XF VALUE			10,153
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			422,133
SOH/AGL Deduction			158,274
ASSESSED VALUE			263,859
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			212,448
TOTAL JUST VALUE			422,133
NCON VALUE			1,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055136	Roof Replacement	25,000	03/02/2026
000047627	Roof Replacement	39,713	07/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/1790	3/01/2016	QC	U	I	11	100

GRANTOR: TAMMY G SHARPE
GRANTEE: CHRISTOPHER D SHARP
1051/0129 6/30/2005 WD Q I 06 100
GRANTOR: CAROLINE BURKI & CHRI
GRANTEE: CHRIS & TAMMY SHARP

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[ORIG=-62,16] W20 S45 E28 N20 N5 E30 S25 E24 N45 W62 \$																
UBM=[ORIG=0,-50] N21 W16 N24 W26 W40 S45 E28 N25 E30 S25 E24 \$																
FST=[YR=2010;ORIG=-361,-112] W46 S38 E46 N38 \$																
FST=[YR=2010;ORIG=-150,-80] W36 S38 E25 N25 E10 N13 \$																
FSP=[ORIG=0,0] W62 S16 E62 N16 \$																
UCP=[ORIG=-16,-95] E16 N16 W42 S16 E26 \$																
UGR=[ORIG=-42,-95] N16 W40 S16 E40 \$																
FOP=[YR=2010;ORIG=-183,-42] E32 S14 W32 N14 \$																
UOP=[YR=2010;ORIG=-361,-74] W32 S14 E32 N14 \$																
UGR=[ORIG=0,-71] N24 W16 S24 E16 \$																
FOP=[YR=2010;ORIG=-186,-81] W10 S38 E10 N38 \$																