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

2027

02-5S-16-03444-008

BUILDING CHARACTERISTICS

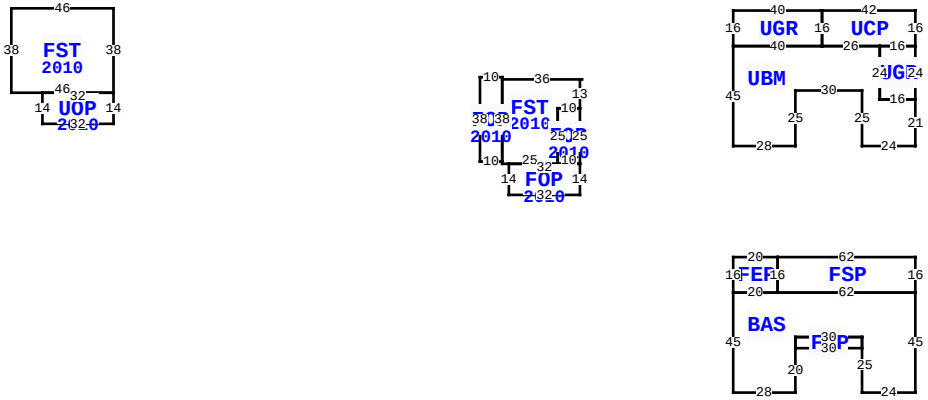
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,940	100		2,940	146,636
FEP	320	80		256	12,768
FOP	150	30		45	2,244
FOP	250	30	2010	75	3,741
FOP	380	30	2010	114	5,686
FOP	448	30	2010	134	6,683
FSP	992	40		397	19,801
FST	1,120	55	2010	616	30,724
FST	1,748	55	2010	961	47,931
UBM	2,556	20		511	25,487
TOTALS	13,048			6,734	335,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	6,734	113.3590	124.69	839,662	1983	1983	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 2003 Heated Area: 2940 HX Base Yr 2003



** This building has 14 Sub-Areas

366 SW THISTLEDEW GLN, LAKE CITY

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

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	0	0	3	100	1,200	
2	0252	LEAN-TO W/	0	100	10	38	380.00	UT	2.00	2.00	70	1993	1993	3	70	532	
3	0166	CONC,PAVMT	0	100	10	38	11,892.00	UT	0.75	0.75	75	1993	1993	3	75	6,689	
4	0252	LEAN-TO W/	0	100	10	38	380.00	UT	2.00	2.00	70	1993	1993	3	70	532	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	335,865
TOTAL MARKET OB/XF VALUE	10,153
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	416,018
SOH/AGL Deduction	144,243
ASSESSED VALUE	271,775
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	220,364
TOTAL JUST VALUE	416,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,133

LAND:1:1: LOW/WET

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 $

LAND DESCRIPTION

TOTAL OB/XF 10,153

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	7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

REVIEW DATE 02/19/2026 BY JB Total Acres: 7.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS