

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

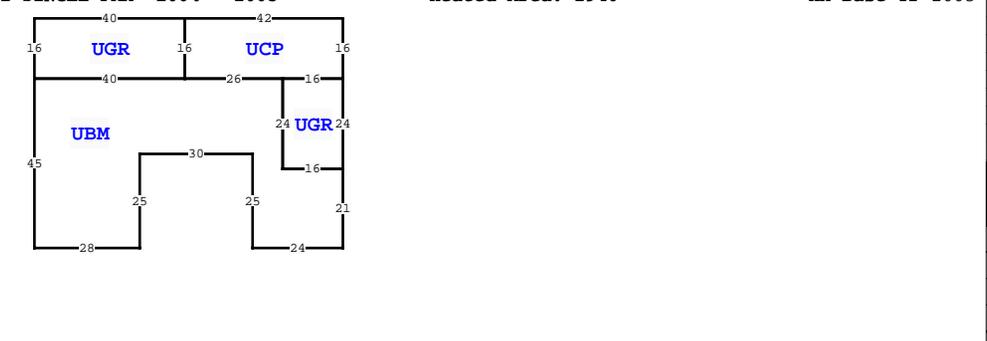
SHARPE CHRISTOPHER D  
366 SW THISTLEDEW GLN  
LAKE CITY, FL 32024

**2026**

02-5S-16-03444-008

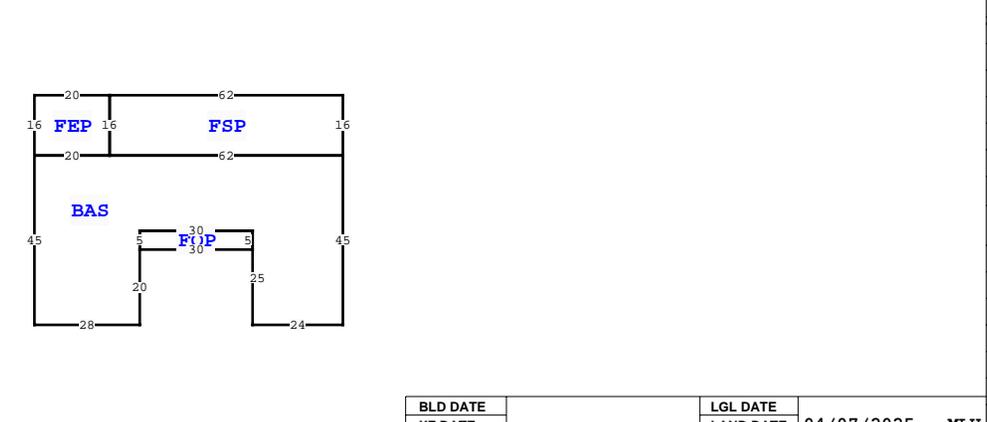
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003		602,298	1983	1983	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	391,494		
TOTAL MARKET OB/XF VALUE	18,263		
TOTAL LAND VALUE - MARKET	63,000		
TOTAL MARKET VALUE	472,757		
SOH/AGL Deduction	204,963		
ASSESSED VALUE	267,794		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	216,383		
TOTAL JUST VALUE	472,757		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	472,757		

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	242,620
FEP	320	80		256	21,126
FOP	150	30		45	3,713
FSP	992	40		397	32,762
UBM	2,556	20		511	42,170
UCP	672	20		134	11,058
UGR	384	45		173	14,277
UGR	640	45		288	23,767
TOTALS	8,654			4,744	391,494



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

EXTRA FEATURES																
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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0010	BARN, BLK	0	100	25	38	UT	14.00	14.00	70	1993	1993	3	70	9,310	
3	0252	LEAN-TO W/	0	100	10	38	UT	2.00	2.00	70	1993	1993	3	70	532	
4	0166	CONC, PAVMT	0	100	10	38	UT	0.75	0.75	75	1993	1993	3	75	6,689	
5	0252	LEAN-TO W/	0	100	10	38	UT	2.00	2.00	70	1993	1993	3	70	532	

TOTAL OB/XF											
18,263											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP= W62 FEP= W20 S16 E20 N16\$ S16 BAS= W20 S45 E28 N20FOP= E30 N5 W30 S5\$ N5 E30 S25 E24 N45 W62\$ E62 N16\$ PTR=N50 UBM= N21 UGR= N24 W16 S24 E16\$ W16 N24 UCP= E16 N16W42 S16 E26 \$ W26 UGR= N16 W40S16 E40\$ W40 S45E28 N25 E30 S25 E24\$ S50\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9,000.00	9,000.00	63,000							