BEG NW COR OF NE1/4, RUN EAST 73
S 1618.11 FT, TO N R/W OF CO RD
SW'ERLY ALONG N R/W 743.18 FT, T

BROWN LYNWOOD L/BROWN REBECCA D
602 SW ROSE CREEK DR
LAKE CITY, FL 32024

2027

11-5S-16-03568-002

BUILDING CHARACTERISTICS

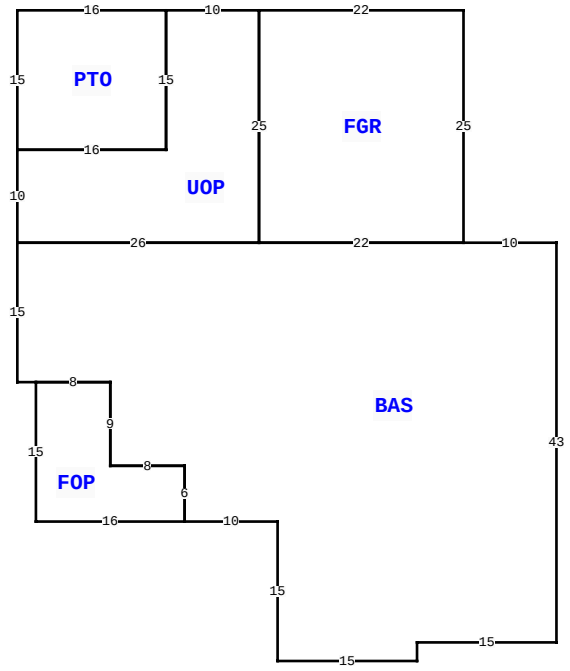
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	157,849
FGR	550	55		302	24,296
FOP	168	35		59	4,746
PTO	240	5		12	966
UOP	410	25		102	8,206
TOTALS	3,330			2,437	196,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,437	116.9000	108.72	264,951	2013	2013	0	0	0	26.00	74.00

2 MANUF 1 100% - 2014 Heated Area: 1962 HX Base Yr 2014



602 SW ROSE CREEK 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		196,064
TOTAL MARKET OB/XF VALUE		17,200
TOTAL LAND VALUE - MARKET		181,045
TOTAL MARKET VALUE		231,248
SOH/AGL Deduction		149,258
ASSESSED VALUE		81,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,579
TOTAL JUST VALUE		394,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050096	Roof Replacement	17,500	06/24/2024
31088	GARAGE	140	05/28/2013
31031	M H	520	05/13/2013
14433	M H	125	08/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10FGR= N25 W22 S25 E22$ W22 UOP= N25 W10 PTO= W16 S15 E16 N15$ S15 W16 S10 E26$ W26 S15 E2 FOP= S15 E16 N6 W8 N9 W8$ E8 S9 E8 S6 E10 S15 E15 N2 E15 N43$.

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	0040	BARN,POLE	0	100	32	60	1,920.00	UT	2.50	2.50	100	2009	2009	3	100	4,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	26.93	AC		1.00	1.00	1.00	445.00	445.00	11,984							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.93	AC		1.00	1.00	1.00	6,500.00	6,500.00	175,045							

REVIEW DATE 07/01/2024 BY JS Total Acres: 27.93 Total Land Value: 17,984 Market: 175,045 Agricultural: 11,984 Common: 6,000 PRINTED 11/17/2026 BY SYS