

BEG NW COR OF NEL/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

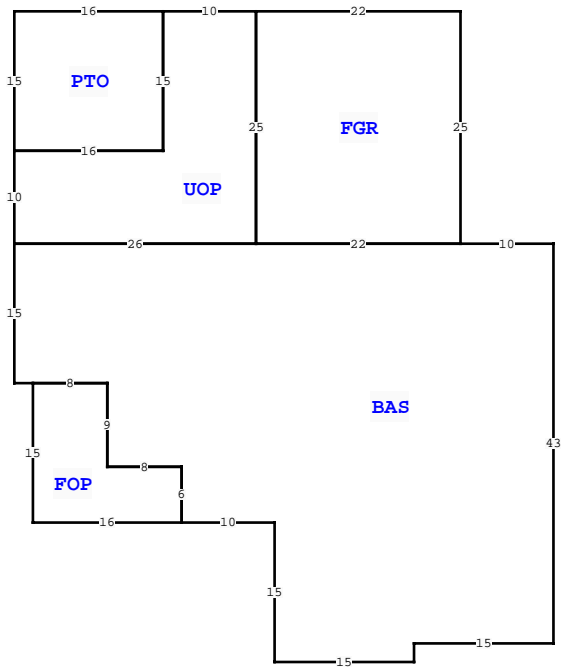
2026

11-5S-16-03568-002



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 Floor	14	CARPET	90		
Interior Floor	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 Units	01	CONV	100	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	159,547
FGR	550	55		302	24,558
FOP	168	35		59	4,798
PTO	240	5		12	976
UOP	410	25		102	8,295
TOTALS	3,330			2,437	198,173

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2014	Heated Area: 1962		HX Base Yr 2014				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			198,173
TOTAL MARKET OB/XF VALUE			17,200
TOTAL LAND VALUE - MARKET			181,045
TOTAL MARKET VALUE			233,357
SOH/AGL Deduction			153,406
ASSESSED VALUE			79,951
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,540
TOTAL JUST VALUE			396,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,310

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

EXTRA FEATURES		602 SW ROSE CREEK DR, LAKE CITY														
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	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

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

**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\$.	

LAND DESCRIPTION		TOTAL OB/XF															17,200							
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	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							