

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

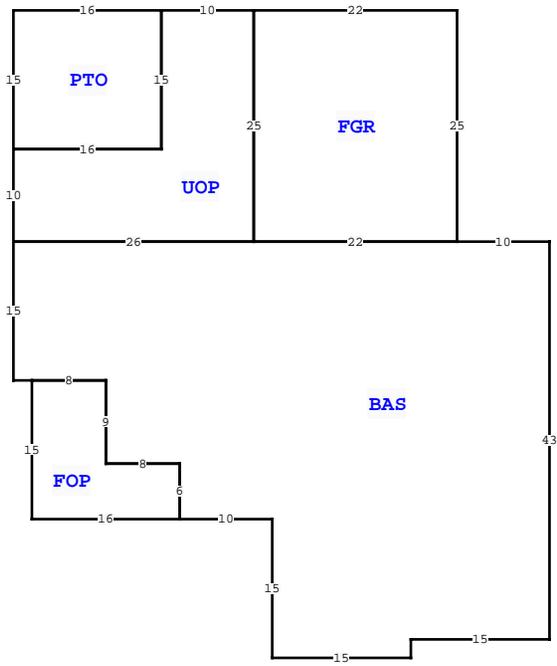
2026

11-5S-16-03568-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual 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
BAS	1,962	100	
FGR	550	55	
FOP	168	35	
PTO	240	5	
UOP	410	25	
TOTALS	3,330		

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 SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	202,375			
TOTAL MARKET OB/XF VALUE	17,200			
TOTAL LAND VALUE - MARKET	181,045			
TOTAL MARKET VALUE	237,559			
SOH/AGL Deduction	157,608			
ASSESSED VALUE	79,951			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	28,540			
TOTAL JUST VALUE	400,620			
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																
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	100	2009	2009	3	100	4,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,000	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	

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							

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\$.											