

(AKA PART OF LOT 6 BROOKWOOD S/D THE S 447.15 FT OF E 528.75 FT O OF NW1/4.

PEARCE DARREN S/PEARCE AMANDA H 394 SW ROSE CREEK DR LAKE CITY, FL 32024

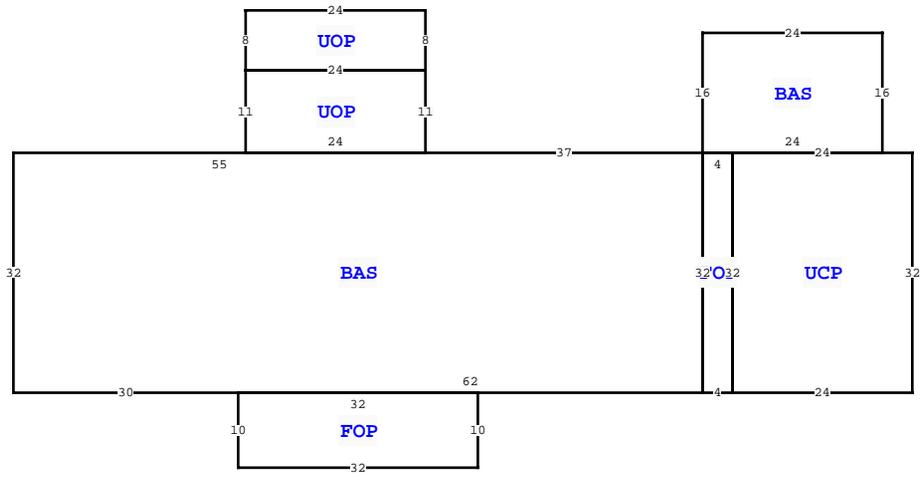
2026

11-5S-16-03569-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	80
Exterior Wall	04	SINGLE SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	384	100	
BAS	2,944	100	
FOP	128	30	
FOP	320	30	
UCP	768	20	
UOP	192	20	
UOP	264	20	
TOTALS	5,000		3,707

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,707	107.8250	122.92	455,664	1976	2000	0	0	26.25	73.75		
1 SINGLE FAM 100% - 2021 Heated Area: 3328 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	336,052			
TOTAL MARKET OB/XF VALUE	55,756			
TOTAL LAND VALUE - MARKET	60,620			
TOTAL MARKET VALUE	405,046			
SOH/AGL Deduction	45,555			
ASSESSED VALUE	359,491			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	308,080			
TOTAL JUST VALUE	452,428			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	451,181			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042664	Electrical Servic	0	08/31/2021
37754	POOL	356	02/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2585	7/29/2020	WD	U	I	30	100
GRANTOR: JOHN R & SAHWNA S SPA						
GRANTEE: DARREN S & AMANDA H						
1415/0098	7/09/2020	WD	Q	I	01	335,000
GRANTOR: JOHN R & SAHWNA S SPA						
GRANTEE: DARREN S & AMANDA H						

EXTRA FEATURES		394 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	21	28	588.00	UT	2.00	2.00	70	1993	1993	3	70	823	
3	0297	SHED CONCR	0	100	8	10	80.00	UT	10.00	10.00	40	1993	1993	3	40	320	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0280	POOL R/CON	0	100	18	38	684.00	UT	70.00	70.00	100	2019	2019	3	89	42,613	
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	8,800.00	8,800.00	100	2021	2021		100	8,800	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W37 UOP= N11 UOP= N8 W24 S8 E24\$ W24 S11 E24\$ W55 S32 E30 FOP= S10 E32N10 W32\$ E62 N32\$ FOP= E4 UCP= E24 S32 W24N32\$ S32 W4 N32\$ BAS= E24 N16 W24 S16\$.													

LAND DESCRIPTION														TOTAL OB/XF 55,756										
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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	100					4.42	AC		1.00	1.00	1.00	280.00	280.00	1,238							
3	9910	M	MKT. VAL. AG	100					4.42	AC		1.00	1.00	1.00	11,000.00	11,000.00	48,620							