

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

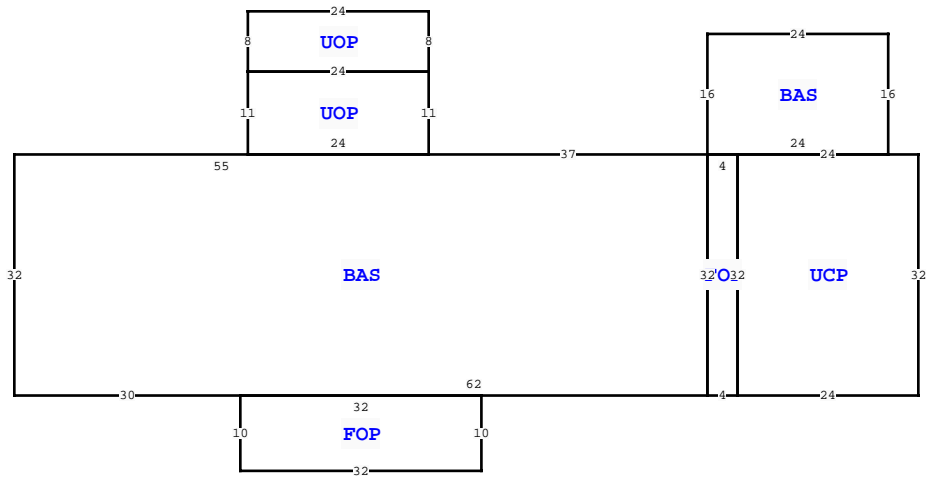
PEARCE DARREN S/PEARCE AMANDA H 394 SW ROSE CREEK DR LAKE CITY, FL 32024

2026

11-5S-16-03569-006

BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	34,199
BAS	2,944	100		2,944	262,194
FOP	128	30		38	3,384
FOP	320	30		96	8,550
UCP	768	20		154	13,715
UOP	192	20		38	3,384
UOP	264	20		53	4,720
TOTALS	5,000			3,707	330,147

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	120.76	447,657	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	330,147			
TOTAL MARKET OB/XF VALUE	55,756			
TOTAL LAND VALUE - MARKET	60,620			
TOTAL MARKET VALUE	399,141			
SOH/AGL Deduction	39,650			
ASSESSED VALUE	359,491			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	308,080			
TOTAL JUST VALUE	446,523			
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																	
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	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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

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\$.													