(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

**2027**

**11-5S-16-03569-006**

## BUILDING CHARACTERISTICS

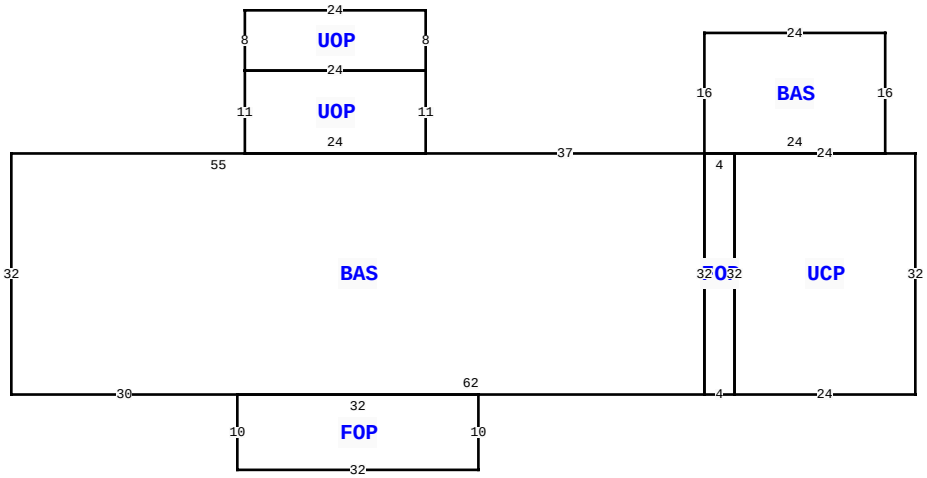
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 80 |
| Exterior Wall | 04 | SINGLE SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 70 |
| Interior Floo | 14 | CARPET 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 | 33,590 |
| BAS | 2,944 | 100 | | 2,944 | 257,526 |
| FOP | 128 | 30 | | 38 | 3,324 |
| FOP | 320 | 30 | | 96 | 8,398 |
| UCP | 768 | 20 | | 154 | 13,471 |
| UOP | 192 | 20 | | 38 | 3,324 |
| UOP | 264 | 20 | | 53 | 4,636 |
| TOTALS | 5,000 | | | 3,707 | 324,269 |

## 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 | 118.61 | 439,687 | 1976 | 2000 | 0 | 0 | 0 | 26.25 | 73.75 |

1 SINGLE FAM 100% - 2021 Heated Area: 3328 HX Base Yr 2021




394 SW ROSE CREEK DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 324,269 |
| TOTAL MARKET OB/XF VALUE | 55,756 |
| TOTAL LAND VALUE - MARKET | 60,620 |
| TOTAL MARKET VALUE | 393,263 |
| SOH/AGL Deduction | 23,024 |
| ASSESSED VALUE | 370,239 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 318,828 |
| TOTAL JUST VALUE | 440,645 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 446,523 |

| 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 | | | | | | |

## 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$.

## 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 | 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 55,756

| 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 | 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 | | | | | | | |

REVIEW DATE 09/15/2021 BY JB Total Acres: 5.42 Total Land Value: 13,238 Market: 48,620 Agricultural: 1,238 Common: 12,000 PRINTED 11/17/2026 BY SYS