

(AKA PART OF LOT 1 BROOKWOOD UNR  
COMM NE COR OF SE1/4 OF NE1/4 OF  
S 25 FT, W 50 FT TO POB, RUN S 6

EZELL MATTHEW SCOTT/EZELL HEATHER  
534 SW ROSE CREEK DR  
LAKE CITY, FL 32024

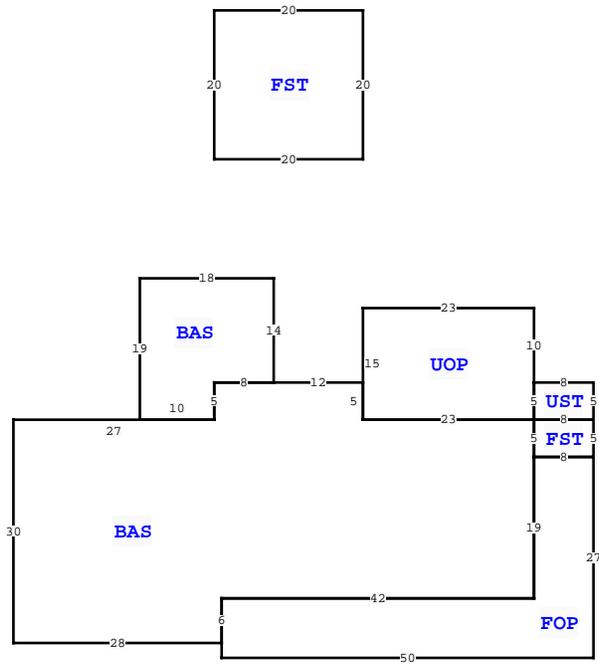
2026

11-5S-16-03569-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	302	100	
BAS	1,948	100	
FOP	552	30	
FST	40	55	
FST	400	55	
UOP	345	20	
UST	40	45	
TOTALS	3,627		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025		377,383	1988	1988		0	0	35.00	65.00	
Heated Area: 2250 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,299	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		66,480	
TOTAL MARKET VALUE		315,579	
SOH/AGL Deduction		1,585	
ASSESSED VALUE		313,994	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		262,583	
TOTAL JUST VALUE		315,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2697	6/03/2023	WD	Q	I	01	322,500
GRANTOR: CONNELL JOHN DAVIS						
GRANTEE: EZELL MATTHEW SCOTT						
1197/0978	7/06/2010	QC	U	I	11	100
GRANTOR: WENDY SUE SLAVEN CONN						
GRANTEE: JOHN DAVIS CONNELL						

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	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF										3,800						
534 SW ROSE CREEK DR, LAKE CITY																
BLD DATE		LGL DATE		LGL DATE		04/22/2026		MLU								
XF DATE		LAND DATE		AG DATE												
INC DATE																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 BAS= N14 W18 S19 E10 N5 E8\$ W8 S5 W27 S30 E28 FOP= S2 E50 N27 W8 S19 W42 S6\$ N6 E42 N19 FST= E8 N5 W8 S5\$ N5 UST= E8 N5 W8 UOP= N10 W23 S15 E23 N5\$ S5 \$ W23 N5\$ PTR= N30 FST= N20 W20 S20 E20\$ S30\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,800						
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	5.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	66,480									