

(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

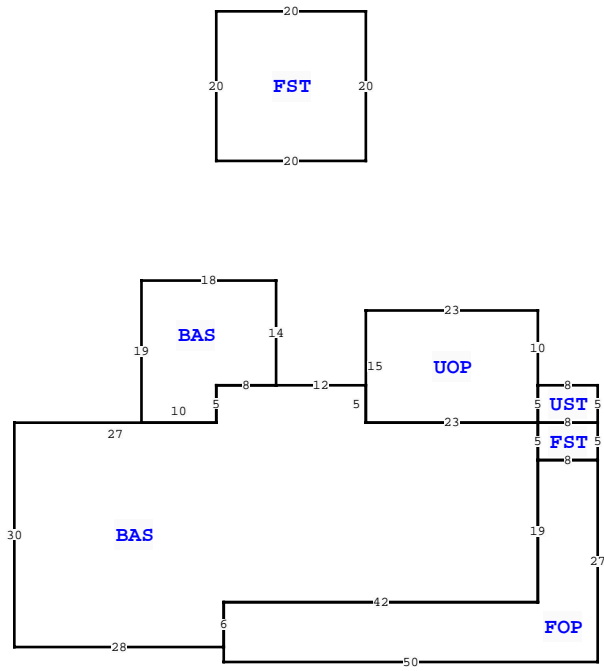
2026

11-5S-16-03569-015



BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	302	100		302	26,514
BAS	1,948	100		1,948	171,025
FOP	552	30		166	14,574
FST	40	55		22	1,932
FST	400	55		220	19,315
UOP	345	20		69	6,058
UST	40	45		18	1,580
TOTALS	3,627			2,745	240,999

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		370,767	1988	1988		0	0	35.00	65.00	
Heated Area: 2250 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		240,999	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		66,480	
TOTAL MARKET VALUE		311,279	
SOH/AGL Deduction		0	
ASSESSED VALUE		311,279	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		259,868	
TOTAL JUST VALUE		311,279	
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		

LAND DESCRIPTION																								
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							

BLD DATE		LGL 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\$.