(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

2027

11-5S-16-03569-015

BUILDING CHARACTERISTICS

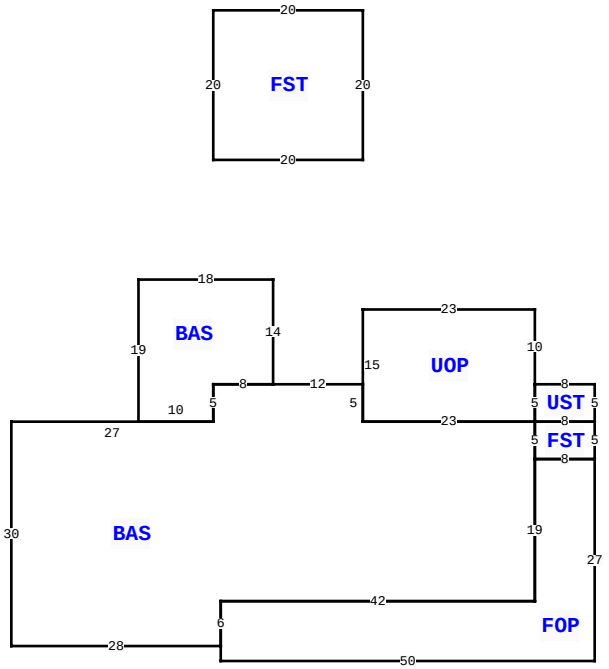
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	26,041
BAS	1,948	100		1,948	167,974
FOP	552	30		166	14,314
FST	40	55		22	1,897
FST	400	55		220	18,970
UOP	345	20		69	5,950
UST	40	45		18	1,552
TOTALS	3,627			2,745	236,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,745	120.5988	132.66	364,152	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2250 HX Base Yr 2025



534 SW ROSE CREEK DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,699
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		66,480
TOTAL MARKET VALUE		306,979
SOH/AGL Deduction		0
ASSESSED VALUE		306,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,568
TOTAL JUST VALUE		306,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,279

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						

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$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	5.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	66,480							

REVIEW DATE 08/11/2023 BY ME Total Acres: 5.54 Total Land Value: 66,480 Market: 0 Agricultural: 0 Common: 66,480 PRINTED 11/17/2026 BY SYS