

(AKA PART OF LOT 1 BROOKWOOD UNR  
COMM NE COR OF SE1/4 OF NE1/4 OF  
S 25 FT, W 353.81 FT FOR POB, RU

GREGORY DEBRAH  
482 SW ROSE CREEK DR  
LAKE CITY, FL 32024

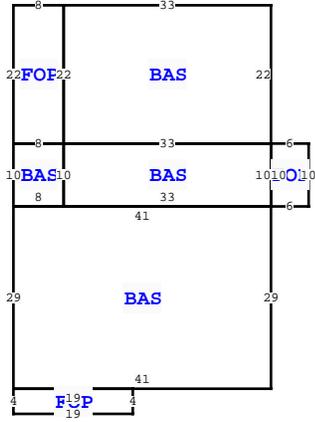
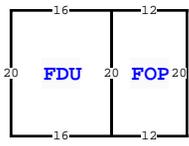
2026

11-5S-16-03569-016



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	06	VINYL ASB	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	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	80	100		80	6,155
BAS	330	100		330	25,388
BAS	726	100		726	55,854
BAS	1,189	100		1,189	91,475
FDU	320	60		192	14,771
FOP	60	30		18	1,385
FOP	76	30		23	1,769
FOP	176	30		53	4,077
FOP	240	30		72	5,539
TOTALS	3,197			2,683	206,414

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,683	103.8240	118.36	317,560	1986	1986	0	0	35.00	65.00	
1 SINGLE FAM			100% - 0	Heated Area: 2325				HX Base Yr				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	206,414			
TOTAL MARKET OB/XF VALUE	2,000			
TOTAL LAND VALUE - MARKET	53,280			
TOTAL MARKET VALUE	261,694			
SOH/AGL Deduction	107,559			
ASSESSED VALUE	154,135			
TOTAL EXEMPTION VALUE	HX HB VX SX WX		111,411	
BASE TAXABLE VALUE	42,724			
TOTAL JUST VALUE	261,694			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	253,626			

SALE:2:1: 4.44 ACRES WITH HOUSE  
SALE:1:1: 4.41 ACRES PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21135	ADDN SFR	227	10/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/762	1/23/2026	LE U	I	14		100
GRANTOR: GREGORY DEBBIE K AKA						
GRANTEE: GREGORY DEBBIE K (E						
0742/0788	2/26/1991	WD Q	I			76,900
GRANTOR: CORBITT						
GRANTEE: GREGORY						

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

EXTRA FEATURES		BUILDING NOTES	
482 SW ROSE CREEK DR, LAKE CITY			

BUILDING DIMENSIONS	
BAS= N10 BAS= N22 W33 FOP= W8 S22 E8 N22\$ S22 E33 \$ W33 BAS= W8 S10E8 N10\$S10 E33\$ BAS= W41 S29 FOP= S4 E19 N4 W19\$ E41 N29\$ FOP= E6 N10 W6 S10\$ PTR=N70 FOP= W12 FDU= W16 S20 E16 N20\$ S20 E12 N20\$ S70\$.	

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	

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	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	4.44	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,280							