

(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

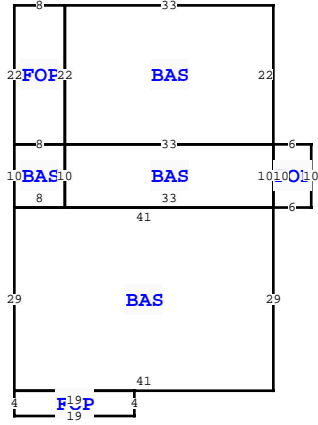
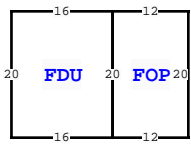
2026

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	6,046
BAS	330	100		330	24,942
BAS	726	100		726	54,872
BAS	1,189	100		1,189	89,867
FDU	320	60		192	14,512
FOP	60	30		18	1,360
FOP	76	30		23	1,738
FOP	176	30		53	4,006
FOP	240	30		72	5,442
TOTALS	3,197			2,683	202,786

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	116.28	311,979	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 BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			202,786	
TOTAL MARKET OB/XF VALUE			2,000	
TOTAL LAND VALUE - MARKET			53,280	
TOTAL MARKET VALUE			258,066	
SOH/AGL Deduction			103,931	
ASSESSED VALUE			154,135	
TOTAL EXEMPTION VALUE			HX HB VX SX WX 111,411	
BASE TAXABLE VALUE			42,724	
TOTAL JUST VALUE			258,066	
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	
		04/22/2026	MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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\$.

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	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							