(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

2027

11-5S-16-03569-016

BUILDING CHARACTERISTICS

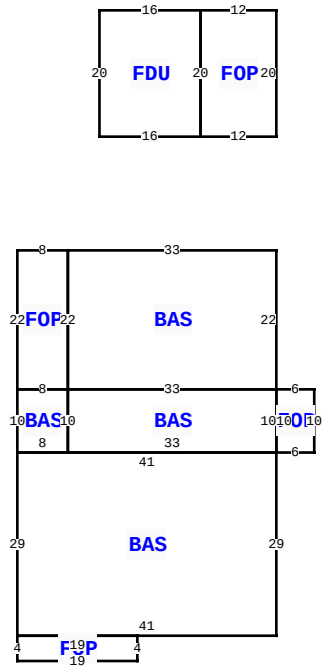
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	5,939
BAS	330	100		330	24,498
BAS	726	100		726	53,895
BAS	1,189	100		1,189	88,267
FDU	320	60		192	14,253
FOP	60	30		18	1,336
FOP	76	30		23	1,708
FOP	176	30		53	3,934
FOP	240	30		72	5,345
TOTALS	3,197			2,683	199,176

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	114.21	306,425	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2325 HX Base Yr



482 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	199,176
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	53,280
TOTAL MARKET VALUE	254,456
SOH/AGL Deduction	95,697
ASSESSED VALUE	158,759
TOTAL EXEMPTION VALUE	HX HB VX SX WX 111,411
BASE TAXABLE VALUE	47,348
TOTAL JUST VALUE	254,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,066

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						

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

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	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 2,000

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

REVIEW DATE 09/16/2019 BY BC Total Acres: 4.44 Total Land Value: 53,280 Market: 0 Agricultural: 0 Common: 53,280 PRINTED 11/17/2026 BY SYS