PARCEL B SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, W 869.42 FT,
R/W OF SW CARPENTER RD & POB, CO

ROZEAR KERRI Y FAMILY TRUST DATED DECEMBER 16, 202
2569 SW CARPENTER RD
LAKE CITY, FL 32024

2027

24-5S-15-00469-102

BUILDING CHARACTERISTICS

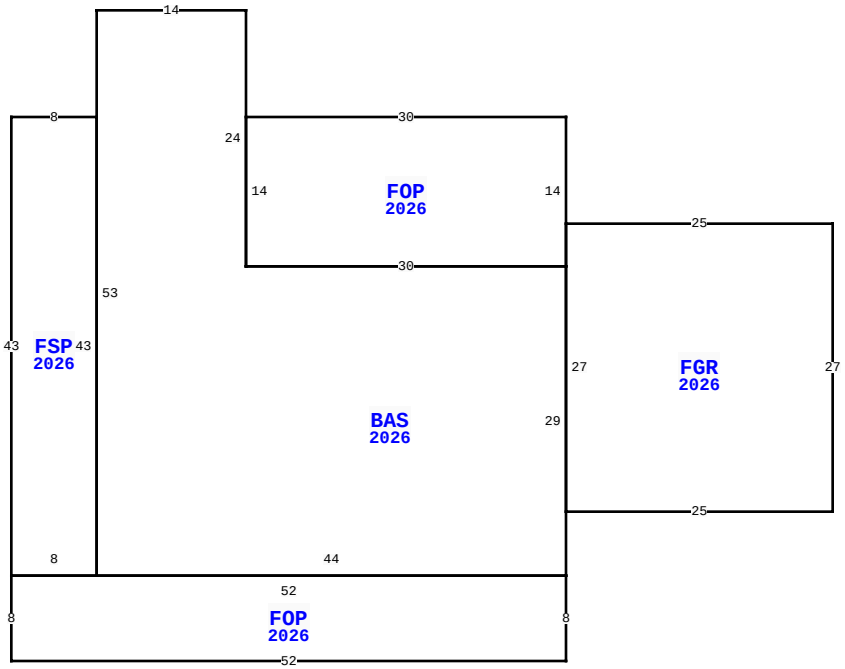
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24515.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2026	1,612	175,547
FGR	675	55	2026	371	40,402
FOP	416	30	2026	125	13,613
FOP	420	30	2026	126	13,721
FSP	344	40	2026	138	15,028
TOTALS	3,467			2,372	258,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	99.0000	108.90	258,311	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1612 HX Base Yr 2026



2569 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		258,311
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		96,120
TOTAL MARKET VALUE		355,631
SOH/AGL Deduction		69,360
ASSESSED VALUE		286,271
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411
BASE TAXABLE VALUE		179,860
TOTAL JUST VALUE		355,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
52106	New Residential C	405,000	01/17/2025
000052106	New Residential C	405,000	01/17/2025
000051377	Right-of-Way Acce		11/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/52	12/22/2025	WD	U	V	11	100
GRANTOR: ROZEAR KERRI Y						
GRANTEE: ROZEAR KERRI Y FAMI						
1557/48	12/22/2025	TR	U	V	11	100
GRANTOR: BARSKY AND ROZEAR FAM						
GRANTEE: ROZEAR KERRI Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=3,-33] W30 N24 W14 S53 E44 N29 $
FGR=[YR=2026;ORIG=3,-37] E25 S27 W25 N27 $
FOP=[YR=2026;ORIG=-27,-47] E30 S14 W30 N14 $
FSP=[YR=2026;ORIG=-49,-47] E8 S43 W8 N43 $
FOP=[YR=2026;ORIG=-49,-4] E52 S8 W52 N8 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	96,120							

REVIEW DATE 04/21/2026 BY robin Total Acres: 8.01 Total Land Value: 96,120 Market: 0 Agricultural: 0 Common: 96,120 PRINTED 11/17/2026 BY SYS