LOT 6 BLOCK 2 HICKORY PARK S/D.
WD 1265-202, WD 1442-1795, LE 14

EMERSON RYAN DANIEL/EMERSON MISTY KAY
258 SE HILLSIDE PKWY
LAKE CITY, FL 32025

2025

05-4S-17-07790-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

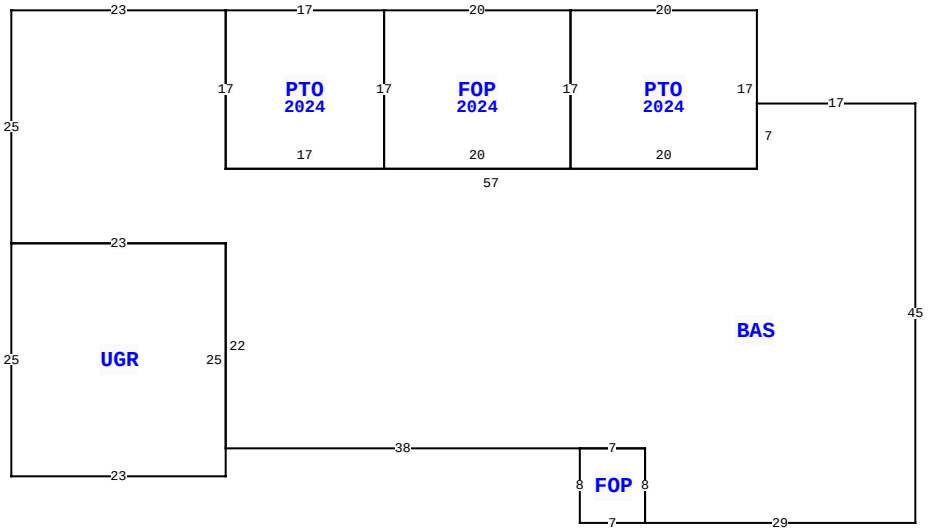
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,146	100	3,146	260,285
FOP	56	30	17	1,406
FOP	340	30	102	8,439
PTO	289	5	14	1,158
PTO	340	5	17	1,406
UGR	575	45	259	21,429
TOTALS	4,746		3,555	294,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,555	109.4400	114.91	408,505	1960	1995	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3146 HX Base Yr 2024



258 SE HILLSIDE PKWY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		294,124
TOTAL MARKET OB/XF VALUE		19,336
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		343,460
SOH/AGL Deduction		21,665
ASSESSED VALUE		321,795
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,795
TOTAL JUST VALUE		343,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,460

LAND:1:1: 122 X 210 + 10,258 SF = 35,878 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
450	ADDN SFR	54	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2558	5/18/2023	WD	Q	I	01	430,000
GRANTOR: LYONS WILLIAM J						
GRANTEE: EMERSON RYAN DANIEL						
1442/1797	7/19/2021	WD	U	I	14	100
GRANTOR: LYONS WILLIAM J						
GRANTEE: HINES LAWRENCE KYLE						

BUILDING NOTES

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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1960	1960	3	40	14,336	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 S7 W57 N17 W23 S25 E23 S22 E38 E7 S8 E29 N45 $
UGR=[ORIG=-97,15] S25 E23 N25 W23 $
FOP=[ORIG=-36,37] S8 E7 N8 W7 $
PTO=[YR=2024;ORIG=-74,-10] S17 E17 N17 W17 $
FOP=[ORIG=-57,-10] S17 E20 N17 W20 $
PTO=[YR=2024;ORIG=-37,-10] S17 E20 N17 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,336

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		*RSF-2	122.00	210.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/10/2023 BY ME Total Acres: 0.59 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 12/31/2024 BY SYS