

LOT 18 ROLLING HILLS S/D UNREC.
COMM NW COR OF NW1/4 OF SE1/4, R
E 1235 FT, S 1489.3 FT FOR POB,

ESCOBAR ERNEST A
823 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2026

02-6S-17-09553-025



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	67,368
TOTALS	1,144			1,144	67,368

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.35

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,144	113.9000	107.07	122,488	2000	2000	0	0	45.00	55.00
1 MANUF 1 100% - 2004 Heated Area: 1144 HX Base Yr 2004											
26 44 26											
BAS											
44											
823 SE ROLLING HILLS DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/20/2024 MLU											

TOTAL OB/XF											
8,200											

TOTAL OB/XF											
8,200											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				67,368				
TOTAL MARKET OB/XF VALUE				8,200				
TOTAL LAND VALUE - MARKET				53,500				
TOTAL MARKET VALUE				129,068				
SOH/AGL Deduction				60,589				
ASSESSED VALUE				68,479				
TOTAL EXEMPTION VALUE				HX HB 43,479				
BASE TAXABLE VALUE				25,000				
TOTAL JUST VALUE				129,068				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				129,068				
SALE:1:1: SALE INCLUDED RE# 09553-024								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/0017		8/18/2003		QC	Q	V	06	100
GRANTOR: JOHN R ESCCOBAR								
GRANTEE: ERNEST A ESCOBAR								
BUILDING NOTES								