LOT 31 ROLLING HILLS S/D UNREC.
COMM NE COR OF SW1/4, RUN S 210
CONT S 210 FT, W 363.45 FT, N 21

BISHOP KENNETH J/BISHOP MARTHA F
280 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2025

02-6S-17-09553-058

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

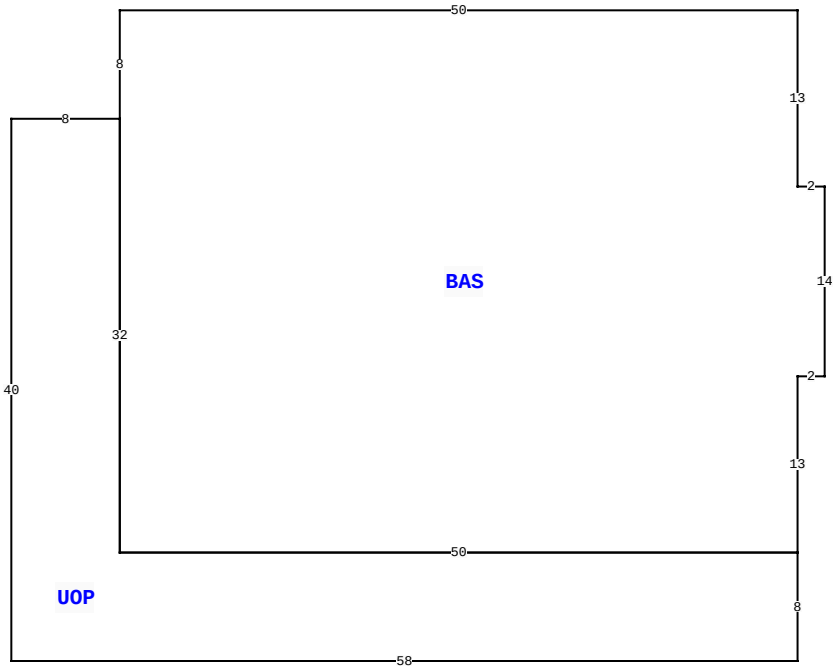
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100		2,028	143,306
UOP	720	25		180	12,719
TOTALS	2,748			2,208	156,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,208	136.6800	128.48	283,684	2000	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 1997 Heated Area: 2028 HX Base Yr 1997



280 SE ROLLING HILLS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,026
TOTAL MARKET OB/XF VALUE		36,729
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		217,255
SOH/AGL Deduction		113,020
ASSESSED VALUE		104,235
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,513
TOTAL JUST VALUE		217,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,194

SALE:1:1: SPLIT FROM 09553-008

XFOB:1:1: PEERLES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048025	Roof Replacement	15,200	09/05/2023
24320	POOL ENCL	35	03/30/2006
24132	POOL	145	02/13/2006
16145	M H	125	10/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/0348	1/15/1996	WD	Q	I		20,000

GRANTOR: JULIUS & MARY JANE BO

GRANTEE: KENNETH & MARTHA BI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S8 UOP= W8 S40 E58 N8 W50 N32$ S32 E50 N13 E2 N14 W2 N13$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0255	MBL HOME S	0	100	24	48	1,152.00	UT	1.00	1.00	100	2004	2004	3	100	1,152	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	75	2017	2017	3	75	810	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2005	2005	3	50	100	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,900	
8	0281	POOL R/FIB	0	100	12	26	312.00	UT	65.00	65.00	100	2006	2006	3	54	10,951	
9	0282	POOL ENCL	0	100	22	38	836.00	UT	15.00	15.00	100	2006	2006	3	40	5,016	
10	0296	SHED METAL	0	100	22	38	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

TOTAL OB/XF 35,929

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,500							

REVIEW DATE 10/03/2023 BY jerry Total Acres: 1.75 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 08/08/2025 BY SYS

LOT 31 ROLLING HILLS S/D UNREC.
COMM NE COR OF SW1/4, RUN S 210
CONT S 210 FT, W 363.45 FT, N 21

BISHOP KENNETH J/BISHOP MARTHA F
280 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2025

02-6S-17-09553-058

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,026
TOTAL MARKET OB/XF VALUE		36,729
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		217,255
SOH/AGL Deduction		113,020
ASSESSED VALUE		104,235
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,513
TOTAL JUST VALUE		217,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/0348	1/15/1996	WD	Q	I		20,000

GRANTOR: JULIUS & MARY JANE BO

GRANTEE: KENNETH & MARTHA BI

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
12	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
13	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 800

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

REVIEW DATE 10/03/2023 BY jerry Total Acres: 1.75 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 08/08/2025 BY SYS