LOT 2 BLOCK D & E 10 FT OF LOT 3
FT OF LOT 2, EASTSIDE VILLAGE UN

HICE STEPHEN M
258 SE WILLOW DR
LAKE CITY, FL 32025

2025

03-4S-17-07592-172

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

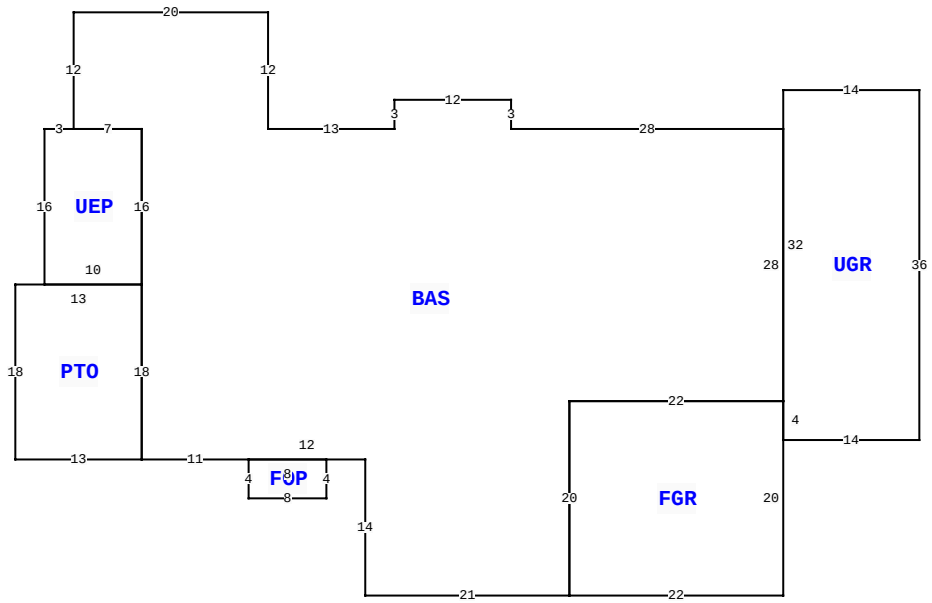
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100		2,682	225,618
FGR	440	55		242	20,358
FOP	32	30		10	841
PTO	234	5		12	1,009
UEP	160	60		96	8,076
UGR	504	45		227	19,096
TOTALS	4,052			3,269	274,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,269	105.0510	129.42	423,074	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2682 HX Base Yr 1999



258 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,998
TOTAL MARKET OB/XF VALUE		6,103
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		305,851
SOH/AGL Deduction		129,292
ASSESSED VALUE		176,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,837
TOTAL JUST VALUE		305,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30419	MAINT/ALTR	35	08/27/2012
7229	SFR	65,000	06/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1234	8/29/2023	LE	U	I	14	0
GRANTOR: HICE STEPHEN M						
GRANTEE: HICE STEPHEN M (ENH						
1470/1422	7/01/2022	LE	U	I	14	100
GRANTOR: HICE STEPHEN M						
GRANTEE: HICE STEPHEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N3 W12 S3 W13 N12 W20 S12 UEP= W3 S16 E10 N16 W7$ E7 S16 PTO= W13 S18 E13 N18$ S18 E11 FOP= S4 E8 N4 W8$E12 S14 E21 FGR= E22 N20 W22 S20$ N20 E22 UGR= S4 E14 N36 W14 S32$ N28$.

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	
2	0166	CONC,PAVMT	0	100	0	0	828.00	UT	1.40	1.40	100	0	0	3	100	1,159	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	2004	2004	3	100	1,440	
4	0166	CONC,PAVMT	0	100	0	0	752.00	UT	2.00	2.00	100	2004	2004	3	100	1,504	

LAND DESCRIPTION

TOTAL OB/XF 6,103

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	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 02/28/2017 BY DF Total Acres: 1.00 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/15/2025 BY SYS