

LOT 2 HICKORY HILLS ESTATES.
414-459, 738-249, WD 997-1475, W

CHIARELLA MATTHEW C
239 SE BUTLER GLN
LAKE CITY, FL 32025

2026

05-4S-17-07683-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 5417.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	192,350
FCP	528	25		132	11,701
FOP	54	30		16	1,418
FSP	420	40		168	14,892
FST	104	55		57	5,052
UST	176	45		79	7,002

TOTALS 3,452 2,622 232,415

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	148.00	293.00	1.00

MARKET ADJUSTMENTS

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

0100 01 2,622 121.7568 136.37 357,562 1979 1979 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2170 HX Base Yr 2024

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		232,415	
TOTAL MARKET OB/XF VALUE		2,700	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,115	
SOH/AGL Deduction		4,536	
ASSESSED VALUE		265,579	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		214,857	
TOTAL JUST VALUE		270,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047604	Roof Replacement	31,000	07/05/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1492/108	5/26/2023	WD	Q	I	01
GRANTOR: CUADRAS CARLOS					SALE PRICE
GRANTEE: CHIARELLA MATTHEW C					
0997/1475	10/06/2003	WD	Q	I	
GRANTOR: PAMELA H MOSES					130,000
GRANTEE: CARLOS CUADRAS					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP= N15 W28 S15 E28\$ BAS= W74 S18 E5 S15 E32 FOP= E9 N6W9 S6\$ N6 E9 S6 E15 N3 FST= E13 N8 W13 S8\$ N8 E13 FCP= S11 E24 UST= E8 N22 W8 S22\$ N22 W24 S11\$ N22\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	148.00	293.00	1.00