

LOT 3 HICKORY HILLS ESTATES.
747-1828, 750-459, FJ 1035-1537,

DOUGLAS STEPHEN A LIVING TRUST DATED FEBRUARY 21,
442 SW SAINT MARGARET ST
LAKE CITY, FL 32025

2026

05-4S-17-07683-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
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
BAS	1,673	100	
FGR	484	55	
FUS	1,504	100	
UOP	450	20	
TOTALS	4,111		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,533	145.6679	163.15	576,409	1987	1987	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 3177 HX Base Yr 2021												
205 SE BUTLER GLN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0
3	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2012
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	4,150	
0	3	100	2,000	
2012	3	100	400	
2016	3	100	1,600	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		*RSF	146.00	297.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					374,666
TOTAL MARKET OB/XF VALUE					8,150
TOTAL LAND VALUE - MARKET					35,000
TOTAL MARKET VALUE					417,816
SOH/AGL Deduction					132,963
ASSESSED VALUE					284,853
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					234,131
TOTAL JUST VALUE					417,816
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					417,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2240	2/21/2024	WD	U	I	11	100
GRANTOR: DOUGLAS STEPHEN ALAN						
GRANTEE: DOUGLAS STEPHEN A L						
1403/1216	1/15/2020	WD	Q	I	01	325,000
GRANTOR: MARK H JR & EUGENIA A						
GRANTEE: STEPHEN ALAN DOUGLA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W22 S5 W12 N2 W12 S2 W15S31 E39 FGR= S6 E22 N22 W22 S16N16 E22 N20\$ PTR=N50 FUS= W39 S31 E39 N3 E5 S9 E12N20 W17 N17\$ S50\$ PTR=E30 UOP= W15 S30 E15 N30\$ W30\$.												