

LOT 4 HICKORY HILLS ESTATES.
425-727, 632-339, 816-2388, QC 1

ROSENFELD JASON/ROSENFELD CAITLYN
175 SE BUTLER GLN
LAKE CITY, FL 32025

2026

05-4S-17-07683-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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	1,787	100		1,787	158,865
FGR	660	55		363	32,271
FOP	75	30		22	1,956
FSP	136	40		54	4,801
FUS	360	100		360	32,004
FUS	1,140	100		1,140	101,347
TOTALS	4,158			3,726	331,243

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
3	0260	PAVEMENT-A	0	100	12	400	4,800.00	UT	0.48
4	0166	CONC, PAVMT	0	100	0	0	1,876.00	UT	1.50
5	0260	PAVEMENT-A	0	100	0	0	1,888.00	UT	0.60
6	0296	SHED METAL	0	100	12	20	240.00	UT	5.00
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

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	144.00	301.00	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	3,726	122.1182	136.77	509,605	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 3287 HX Base Yr 2025

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF									
26,587									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	144.00	301.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		331,243	
TOTAL MARKET OB/XF VALUE		26,587	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		392,830	
SOH/AGL Deduction		44,855	
ASSESSED VALUE		347,975	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		297,253	
TOTAL JUST VALUE		392,830	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,830	

SALE:1:1: LOT 4 HICKORY HILLS ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
0465		16,831	05/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2025	7/23/2024	WD	Q	I	01	465,000
GRANTOR: WORLEY RONNIE V						
GRANTEE: ROSENFELD JASON						
1249/0210	2/04/2013	TR	U	I	30	100
GRANTOR: RONNIE V WORLEY TRUST						
GRANTEE: RONNIE V WORLEY						

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

BUILDING DIMENSIONS									
BAS= W24 S37 E36 N7 FOP= E15N5 W15 S5\$ N5 E15 FGR= S5 E22N30 W22 S25\$ N33 W10 FSP= W17S8 E17 N8\$ S8 W17\$ PTR=N50 FUS= W24 S36 E36 N23 W12 N13\$S50\$ PTR= N30 E30 FUS= N30 W12 S30 E12\$ S30 W30\$.									