LOT 4 BLOCK 1 HICKORY PARK S/D

658-375, 775-318, DC 1479-1579,

ATKINSON T M JR
205 SE HILLSIDE PKWY
LAKE CITY, FL 32055

2026

05-4S-17-07783-000

BUILDING CHARACTERISTICS

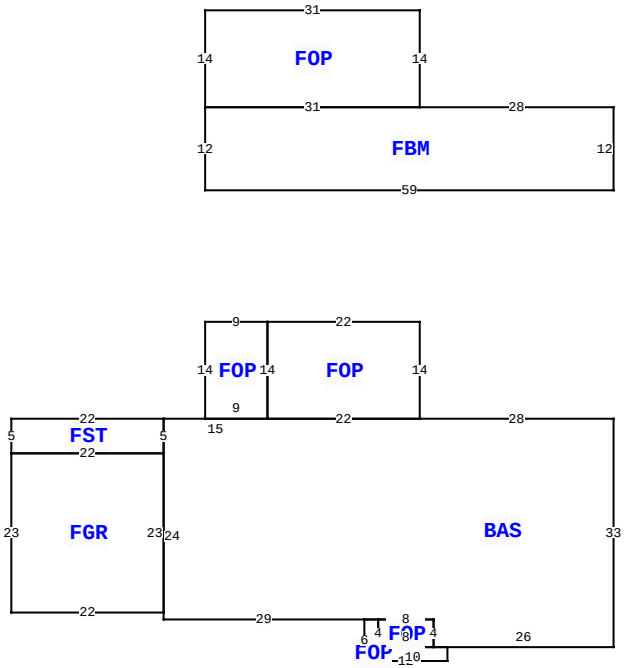
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	5417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	157,094
FBM	708	80		566	44,704
FGR	506	55		278	21,957
FOP	32	30		10	790
FOP	32	30		10	790
FOP	126	30		38	3,001
FOP	308	30		92	7,266
FOP	434	30		130	10,267
FST	110	55		60	4,739
TOTALS	4,245			3,173	250,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,173	108.4900	121.51	385,551	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2697 HX Base Yr



205 SE HILLSIDE PKWY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		250,608
TOTAL MARKET OB/XF VALUE		6,875
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		292,483
SOH/AGL Deduction		137,526
ASSESSED VALUE		154,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,235
TOTAL JUST VALUE		292,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
460	ADDN SFR	50	06/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0775/0318	5/21/1993	WD	Q	I		126,500
GRANTOR: MICHAEL FLANAGAN						
GRANTEE: T M ATKINSON JR						
0658/0375	8/02/1988	WD	Q	I		114,000
GRANTOR: GOODWIN GRACE						
GRANTEE: FLANAGAN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N14 W22 S14 E22$ W22 FOP= N14 W9 S14 E9$ W15
FST= W22 S5 E22 N5$ S5 FGR= W22 S23 E22 N23 $ S24 E29 FOP=
S6 E12 N2 W10 N4 W2$ E2 FOP= S4 E8 N4 W8$ E8 S4 E26 N33$
PTR=N45 FBM= W28 FOP= N14 W31 S14 E31$ W31 S12 E59 N12$ S45$
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	75	0	0	3	75	1,875	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	5,000	

LAND DESCRIPTION

TOTAL OB/XF 6,875

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	-145.00	263.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/28/2021 BY TW Total Acres: 0.88 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/30/2025 BY SYS