LOT 5 BLOCK 1 HICKORY PARK S/D

788-859 THRU 870, 826-1516, 887-

ROSNER ALDEN/ROSNER ABBIE C
235 SE HILLSIDE PKWY
LAKE CITY, FL 32025-6754

2026

05-4S-17-07784-000

BUILDING CHARACTERISTICS

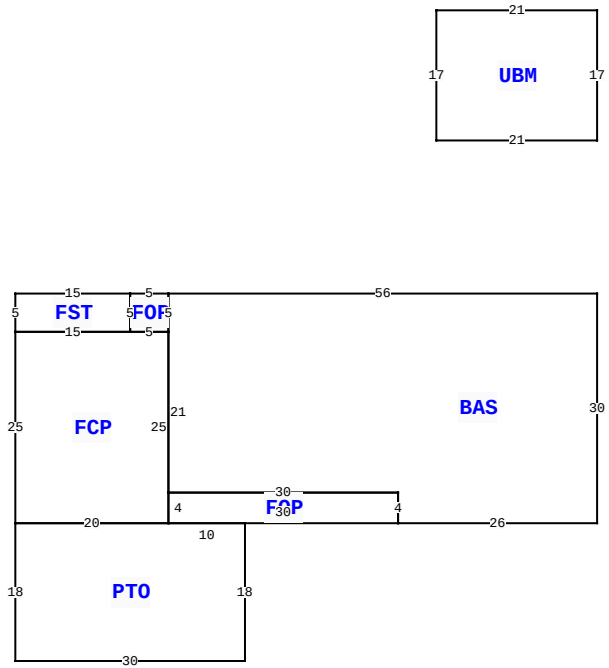
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,560	100		1,560	115,505
FCP	500	25		125	9,255
FOP	25	30		8	592
FOP	120	30		36	2,666
FST	75	55		41	3,036
PTO	540	5		27	1,999
UBM	357	20		71	5,257
TOTALS	3,177			1,868	138,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	101.7045	113.91	212,784	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1560 HX Base Yr 2017



1608 SE INGLEWOOD AVE, 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		138,310
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		173,610
SOH/AGL Deduction		83,814
ASSESSED VALUE		89,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,074
TOTAL JUST VALUE		173,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,610

LAND:1:1: 100 X 273 + 15,373 SF. ADJ;4 CORNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
977	REMODEL	0	11/12/2015
1351	ADDN SFR	25	08/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1201	4/15/2024	WD	U	I	11	100
GRANTOR: CHASTEEN ABBIE E						
GRANTEE: ROSNER ALDEN						
1305/0516	11/30/2015	WD	U	I	12	65,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ABBIE E CHASTEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FOP= W5 S5 E5 N5$ S5 FCP= W5 FST= N5 W15 S5 E15$ W15 S25 E20 N25$ S21 FOP= S4 PTO= W20 S18 E30 N18 W10$ E30 N4 W30$ E30 S4 E26 N30$ PTR=N20 UBM= N17 W21S17 E21$ S20$.

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	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	-100.00	273.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.63 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/31/2025 BY SYS