

LOT 3 BLOCK 2 HICKORY PARK S/D
ORB 757-854, 776-2046, 863-1514,

KESSLER BROOKE
178 SE HILLSIDE PKWY
LAKE CITY, FL 32025

2026

05-4S-17-07787-000



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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	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	1,721	100		1,721	140,849
FCP	375	25		94	7,693
FOP	40	30		12	982
FOP	200	30		60	4,911
UST	105	45		47	3,847

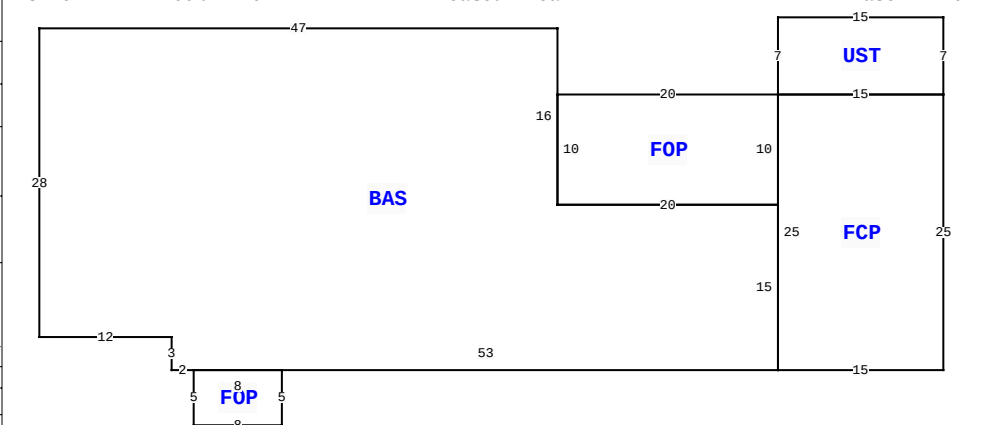
TOTALS	2,441			1,934	158,282
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00
3	0261	PRCH, UOP	0	100	20	10	1.00	UT	0.00
4	0166	CONC,PAVMT	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	145.00	210.00	1.00

REVIEW DATE	10/03/2016	BY	DF
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	112.4230	125.91	243,510	1955	1975		0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1721 HX Base Yr 2022												



178 SE HILLSIDE PKWY, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0261	PRCH, UOP	0	100	20	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

TOTAL OB/XF														2,700	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	*RSF	145.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00				

Total Acres: 0.70	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		158,282
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		195,982
SOH/AGL Deduction		36,314
ASSESSED VALUE		159,668
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		108,946
TOTAL JUST VALUE		195,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1443/90	7/22/2021	WD	Q	I	01	199,000	
GRANTOR: EDWARDS EMMA							
GRANTEE: KESSLER BROOKE							
1221/1065	9/15/2011	QC	U	I	11	100	
GRANTOR: EMILY LEE PHILLIPS							
GRANTEE: EMMA EDWARDS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W47 S28 E12 S3 E2 FOP= S5 E8 N5 W8\$ E53 FCP= E15 N25 W15 S25\$ N15 FOP= N10 UST= E15 N7 W15 S7\$ W20S10 E20\$ W20 N16\$.									