LOT 5 BLOCK 2 HICKORY PARK S/D.

827-1634, 858-499, DC 908-1393,

VIDAL ANGEL/THOMPSON DOLORES
230 SE HILLSIDE PARKWAY
LAKE CITY, FL 32025

**2026**

**05-4S-17-07789-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

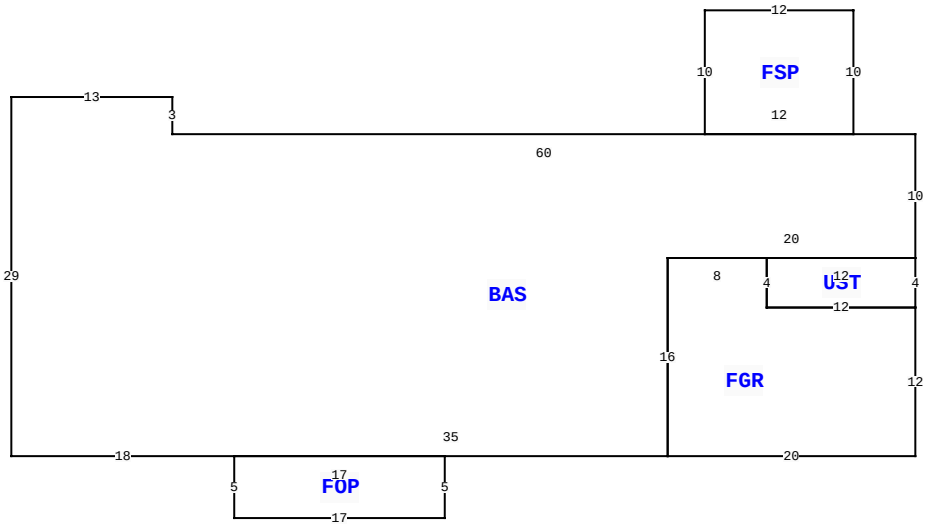
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,617 | 100 | | 1,617 | 138,739 |
| FGR | 272 | 55 | | 150 | 12,870 |
| FOP | 85 | 30 | | 26 | 2,231 |
| FSP | 120 | 40 | | 48 | 4,118 |
| UST | 48 | 45 | | 22 | 1,888 |
| TOTALS | 2,142 | | | 1,863 | 159,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,863 | 117.8550 | 132.00 | 245,916 | 1956 | 1970 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1617 HX Base Yr 2022




230 SE HILLSIDE PKWY, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 159,845 |
| TOTAL MARKET OB/XF VALUE | | 1,900 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 196,745 |
| SOH/AGL Deduction | | 36,678 |
| ASSESSED VALUE | | 160,067 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 109,345 |
| TOTAL JUST VALUE | | 196,745 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 196,745 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1439/2575 | 6/10/2021 | WD | Q | I | 01 | 169,000 |
| GRANTOR: GOFF PHILLIP B | | | | | | |
| GRANTEE: VIDAL ANGEL | | | | | | |
| 1435/1123 | 4/20/2021 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: GOFF PHILLIP B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 N3 W13 S29 E18 E35 N16 E20 N10 $
FGR=[ORIG=-20,26] E20 N12 W12 N4 W8 S16 $
FOP=[ORIG=-55,26] S5 E17 N5 W17 $
UST=[ORIG=0,14] N4 W12 S4 E12 $
FSP=[ORIG=-5,0] W12 N10 E12 S10 $
.

## 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 | 200 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,900

| 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 | 210.00 | 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: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/31/2025 BY SYS