

LOT 6 BLOCK 2 HICKORY PARK S/D.
WD 1265-202, WD 1442-1795, LE 14

EMERSON RYAN DANIEL/EMERSON MISTY KAY
258 SE HILLSIDE PKWY
LAKE CITY, FL 32025

2026

05-4S-17-07790-000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	3,146	100		3,146	269,924
FOP	56	30		17	1,459
FOP	340	30	2024	102	8,751
PTO	289	5	2024	14	1,201
PTO	340	5	2024	17	1,459
UGR	575	45		259	22,222

TOTALS	4,746			3,555	305,015
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1960
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2012
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2012
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	222.00	210.00	1.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2024

Heated Area: 3146

HX Base Yr 2024

23 17 20 20 17 17 17 20 20 57 25 23 25 22 38 7 8 7 20 45

PTO 2024 FOP 2024 PTO 2024

UGR BAS FOP

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

258 SE HILLSIDE PKWY, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION BY

STANDARD

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

305,015

TOTAL MARKET OB/XF VALUE

19,336

TOTAL LAND VALUE - MARKET

35,000

TOTAL MARKET VALUE

359,351

SOH/AGL Deduction

28,225

ASSESSED VALUE

331,126

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

280,404

TOTAL JUST VALUE

359,351

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

363,709

LAND:1:1: 122 X 210 + 10,258 SF = 35,878 SF.

PERMIT NUM

DESCRIPTION

AMT

ISSUED

450

ADDN SFR

54

12/01/2014

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1490/2558

5/18/2023

WD

Q

I

01

430,000

GRANTOR: LYONS WILLIAM J

GRANTEE: EMERSON RYAN DANIEL

1442/1797

7/19/2021

WD

U

I

14

100

GRANTOR: LYONS WILLIAM J

GRANTEE: HINES LAWRENCE KYLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 S7 W57 N17 W23 S25 E23 S22 E38 E7 S8 E29 N45 \$

UGR=[ORIG=-97,15] S25 E23 N25 W23 \$

FOP=[ORIG=-36,37] S8 E7 N8 W7 \$

PTO=[YR=2024;ORIG=-74,-10] S17 E17 N17 W17 \$

FOP=[YR=2024;ORIG=-57,-10] S17 E20 N17 W20 \$

PTO=[YR=2024;ORIG=-37,-10] S17 E20 N17 W20 \$