

LOT 14 HILLS AT ROSE CREEK S/D P
WD 1026-976, WD 1069-1053, WD 11

MARTIN GEORGE C III
977 SW HILL CREEK DR
LAKE CITY, FL 32025

2026

05-5S-17-09116-114

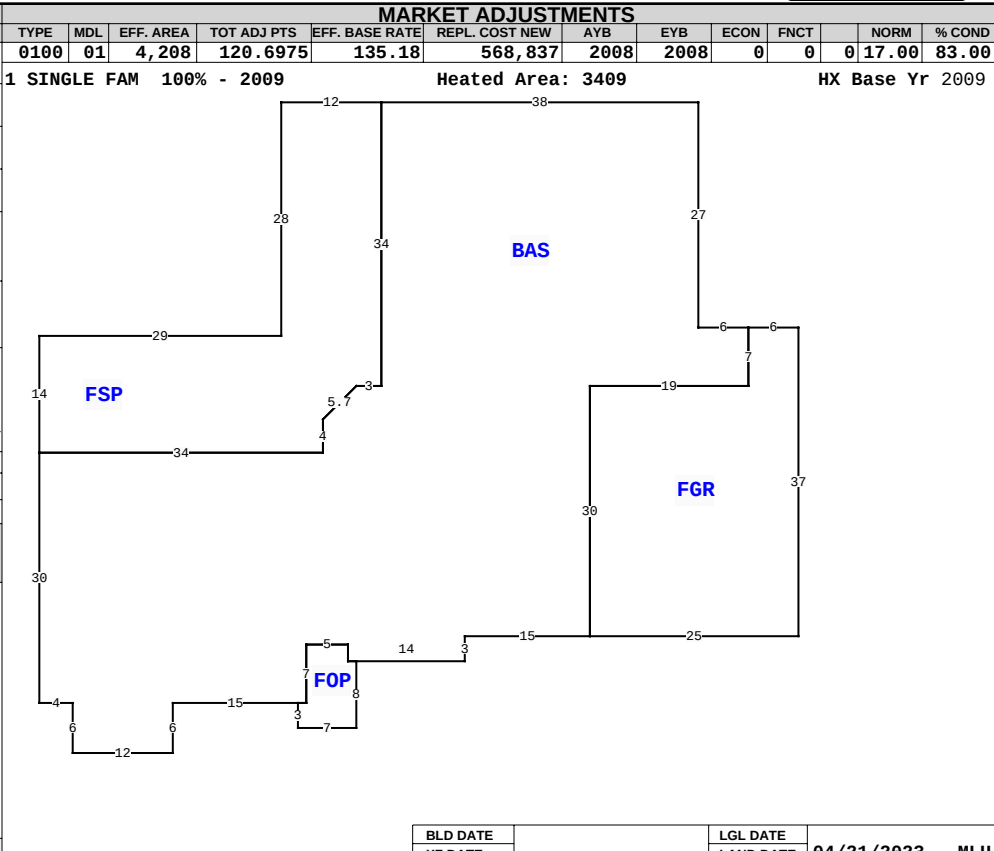


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
		0 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,409	100		3,409	382,488
FGR	792	55		436	48,919
FOP	61	30		18	2,019
FSP	862	40		345	38,709
TOTALS	5,124			4,208	472,135



977 SW HILL CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	100	0	0		1.95	1.95	100	2008	2008	3	100	5,735	
2	0280	POOL R/CON	0	100	17	38		70.00	70.00	100	2012	2012	3	71	32,106	
3	0282	POOL ENCL	0	100	28	48		15.00	15.00	100	2012	2012	3	40	8,064	

LAND DESCRIPTION										TOTAL OB/XF										45,905	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					
REVIEW DATE		07/20/2017		BY	DF	Total Acres: 6.24			Total Land Value: 55,000			Market: 0			Agricultural: 0						

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										472,135			
TOTAL MARKET OB/XF VALUE										45,905			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										573,040			
SOH/AGL Deduction										178,422			
ASSESSED VALUE										394,618			
TOTAL EXEMPTION VALUE										50,722			
BASE TAXABLE VALUE										343,896			
TOTAL JUST VALUE										573,040			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										580,085			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053215	Storage Building	36,975	05/22/2025
30285	POOL ENCL	100	07/16/2012
25997	SFR	900	07/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1117/2776	4/26/2007	WD	Q	V		107,900
GRANTOR: STEVIE LANDON						
GRANTEE: GEORGE C MARTIN III						
1069/1053	12/19/2005	WD	Q	V		97,000
GRANTOR: BRADLEY M FELDT						
GRANTEE: LANDON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W38 FSP= W12 S28 W29 S14 E34 N4 R4 U4 E3 N34\$ S34 W3 D4 L4 S4 W34 S30 E4 S6 E12 N6 E15 FOP= S3 E7 N8 W1 N2 W5 S7 W1\$ E1 N7 E5 S2 E14 N3 E15 FGR= E25 N37 W6 S7 W19 S30\$ N30 E19 N7 W6 N27\$.									