LOT 15 HILLS AT ROSE CREEK S/D
PHASE 1.

DUNN JOHN F/DUNN FRANCES E
871 SW HILL CREEK DR
LAKE CITY, FL 32025

2026

05-5S-17-09116-115

BUILDING CHARACTERISTICS

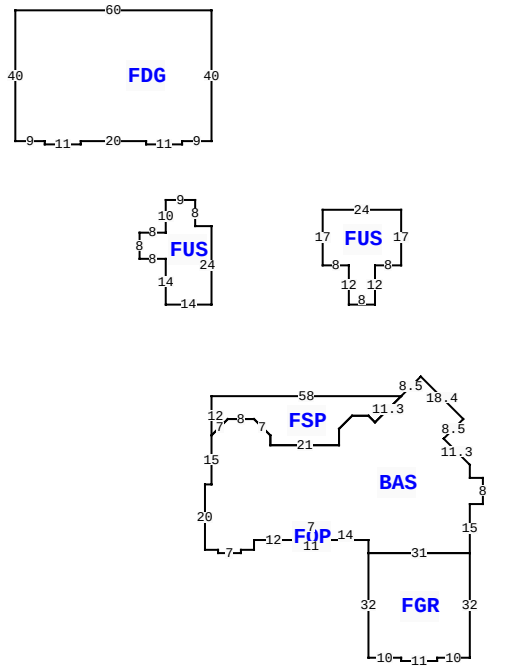
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,052	100		3,052	331,139
FDG	2,422	60		1,453	157,649
FGR	1,003	55		552	59,891
FOP	50	30		15	1,628
FSP	574	40		230	24,955
FUS	472	100		472	51,212
FUS	504	100		504	54,684
TOTALS	8,077			6,278	681,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,278	130.2967	145.93	916,149	2006	2006	0	0	0	25.65	74.35

1 SINGLE FAM 100% - 2007 Heated Area: 4028 HX Base Yr 2007



871 SW HILL CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		681,157
TOTAL MARKET OB/XF VALUE		17,678
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		753,835
SOH/AGL Deduction		232,968
ASSESSED VALUE		520,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		470,145
TOTAL JUST VALUE		753,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		766,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043674	Roof Replacement	37,316	02/08/2022
000043675	Roof Replacement	19,640	02/08/2022
25701	GARAGE	325	04/06/2007
23749	SFR	1,041	10/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1940	8/08/2018	QC	U	I	11	0
GRANTOR: JOHN DUNN & ELAINE DU						
GRANTEE: JOHN F & FRANCES E						
1050/0603	6/24/2005	WD	Q	V		65,000
GRANTOR: HARRINGTON & COHEN						
GRANTEE: DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S15 W2 S20 E4 S1 E7 N1 E4 N3 E12 FOP= S2 E11 N2 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E14 S4 FGR= S32 E10 S1 E11 N1 E10 N32 W31$ E31 N15 E4 N8 W4 N4 L8 U8 U6 R6 U13 L13 L6 D6 FSP= W58 S12 R5 U5 E8 R5 D5 S3 E21 N5 R4 U4 E5 D2 R2 R8 U8 $ D8 L8 L2 U2 W5 D4 L4 S5 W21 N3 U5 L5 W8 D5 L5 $ PTR= N40 FUS= N24 W5 N8 W9 S10 W8 S8 E8 S14 E14$ S40$ PTR= N40E50 FUS= N12 E8 N17 W24 S17 E8 S12 E8$ S40 W50 $ PTR= N90 FDG= N40 W60 S40 E9 S1 E11 N1 E20 S1 E11 N1 E9$ S90$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	4,846.00	UT	3.00	3.00	100	2006	2006	3	100	14,538	
3	0166	CONC,PAVMT	0	100	19	20	380.00	UT	3.00	3.00	100	2007	2007	3	100	1,140	

LAND DESCRIPTION

TOTAL OB/XF 17,678

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/20/2017 BY DF Total Acres: 5.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS