LOT 19 HILLS AT ROSE CREEK S/D P
WD 1016-373, WD 1225-2085, WD 13

HUGHES DAVID III/HUGHES GLORIA E
445 SW FOREST GLN
LAKE CITY, FL 32025

**2026**

**05-5S-17-09116-119**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

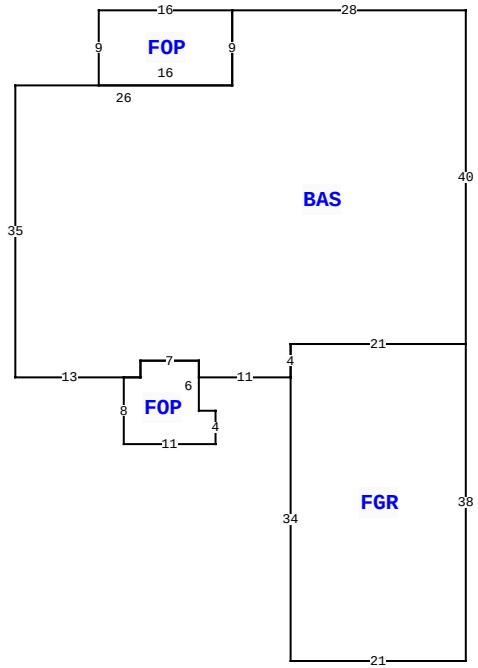
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 32417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,044 | 100 | | 2,044 | 259,807 |
| FGR | 798 | 55 | | 439 | 55,800 |
| FOP | 94 | 30 | | 28 | 3,559 |
| FOP | 144 | 30 | | 43 | 5,465 |
| TOTALS | 3,080 | | | 2,554 | 324,631 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,554 | 120.7360 | 135.22 | 345,352 | 2020 | 2020 | 0 | 0 | 1 | 5.00 | 94.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2044 HX Base Yr 2021




445 SW FOREST GLN, 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 | | 324,631 |
| TOTAL MARKET OB/XF VALUE | | 3,060 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 382,691 |
| SOH/AGL Deduction | | 79,650 |
| ASSESSED VALUE | | 303,041 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 303,041 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 382,691 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 386,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052726 | Storage Building | 12,398 | 03/27/2025 |
| 000043703 | Solar Power Syste | 32,100 | 02/14/2022 |
| 38954 | SFR | 0 | 12/02/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1396/2079 | 8/08/2019 | WD | Q | V | 01 | 38,000 |
| GRANTOR: ALONSO & ELSA PABON C | | | | | | |
| GRANTEE: DAVID III & GLORIA | | | | | | |
| 1225/2085 | 11/18/2011 | WD | U | V | 30 | 100 |
| GRANTOR: ALONSO & ELSA PABON | | | | | | |
| GRANTEE: ALONSO & ELSA PABON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W28 FOP= W16 S9 E16 N9$ S9 W26 S35 E13 FOP= S8 E11 N4 W2 N6 W7 S2 W2$ E2 N2 E7 S2 E11 FGR= S34 E21 N38 W21 S4$ N4 E21 N40$.

### 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 | 1,360.00 | UT | 2.25 | 2.25 | 100 | 2020 | 2020 | 3 | 100 | 3,060 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,060

| 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 07/28/2020 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/31/2025 BY SYS