LOT 20 HILLS AT ROSE CREEK S/D P
WD 1015-1382, WD 1079-2116, 1083

STAHLEY GEORGE/STAHLEY KATHY
427 SW FOREST GLN
LAKE CITY, FL 32025

2026

05-5S-17-09116-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

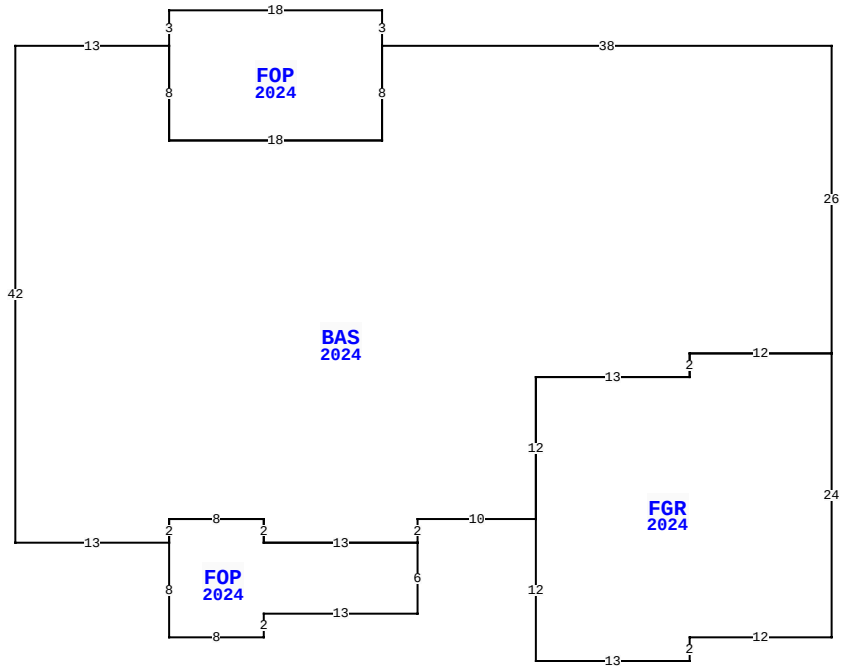
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,344	100	2024	2,344	304,461
FGR	600	55	2024	330	42,863
FOP	158	30	2024	47	6,104
FOP	198	30	2024	59	7,664
TOTALS	3,300			2,780	361,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,780	118.3350	132.54	368,461	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2344 HX Base Yr 2024



427 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		361,092
TOTAL MARKET OB/XF VALUE		39,876
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		455,968
SOH/AGL Deduction		139,166
ASSESSED VALUE		316,802
TOTAL EXEMPTION VALUE	HX HB 13	316,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		455,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049128	Swimming Pool and	82,677	01/31/2024
000048812	Storage Building	13,500	12/07/2023
000046752	New Residential C	400,000	03/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1065	11/21/2023	WD	Q	I	01	578,100
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: STAHLEY GEORGE						
1503/1059	11/09/2023	WD	U	V	11	100
GRANTOR: GONZALO NAVARRO & EDD						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S42 E13 N2 E8 S2 E13 N2 E10 N12 E13 N2 E12 N26 W38 S8 W18 N8 W13 $
FOP=[YR=2024;ORIG=63,7] S3 S8 E18 N8 N3 W18 $
FOP=[YR=2024;ORIG=63,50] S2 S8 E8 N2 E13 N6 W13 N2 W8 $
FGR=[YR=2024;ORIG=94,38] S12 S12 E13 N2 E12 N24 W12 S2 W13 $
.

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	1,130.00	UT	3.00	3.00	100	2024	2023		100	3,390	
2	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2025	2024		98	34,986	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 39,876

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 02/23/2024 BY JB Total Acres: 5.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/31/2025 BY SYS