LOT 21 HILLS AT ROSE CREEK S/D
PHASE 1.

STATEN JAMES LARRY JR/STATEN SHARMA A
267 SW FOREST GLN
LAKE CITY, FL 32025

2026

05-5S-17-09116-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

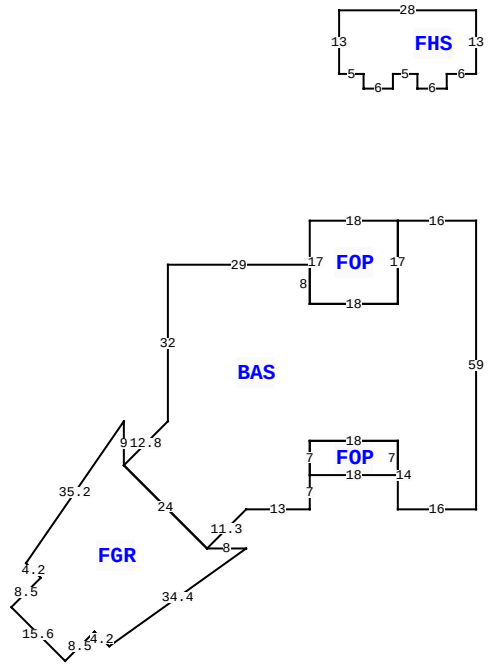
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	3,043	100		3,043	334,033
FGR	1,404	55		772	84,743
FHS	400	60		240	26,345
FOP	432	30		130	14,271
TOTALS	5,279			4,185	459,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,185	120.9978	135.52	567,151	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 3443 HX Base Yr 2017



267 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		459,392
TOTAL MARKET OB/XF VALUE		16,240
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		530,632
SOH/AGL Deduction		169,351
ASSESSED VALUE		361,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		310,559
TOTAL JUST VALUE		530,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24312	SFR	980	03/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/0597	3/02/2015	WD	Q	I	01	330,000
GRANTOR: CHRIS A & TAMMY C BUL						
GRANTEE: JAMES LARRY JR & SH						
1017/1874	6/03/2004	WD	Q	V		52,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: CHRIS A BULLARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W18 S17 E18 N17$ S17 W18 N8 W29 S32 L9 D9 FGR= /N9/ L20 D29 R3 D3 D6 L6 D11 R11 R6 U6 R3 D3 R28 U20 W8 L17 U17 $ D17 R17 R8 U8 E13 N7 FOP= E18 N7 W18 S7$ N7 E18 S14 E16 N59$ PTR= N30 FHS= N13 W28 S13 E5 S3 E6 N3 E5 S3 E6 N3 E6$ S30$.

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	4,580.00	UT	3.00	3.00	100	2006	2006	3	100	13,740	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 16,240

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: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/31/2025 BY SYS