LOT 33 HILLS AT ROSE CREEK S/D P
WD 1036-2426, WD 1036-2426, WD 1

BEACH JAMES A
479 SW HILL CREEK DR
LAKE CITY, FL 32025

2026

05-5S-17-09116-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

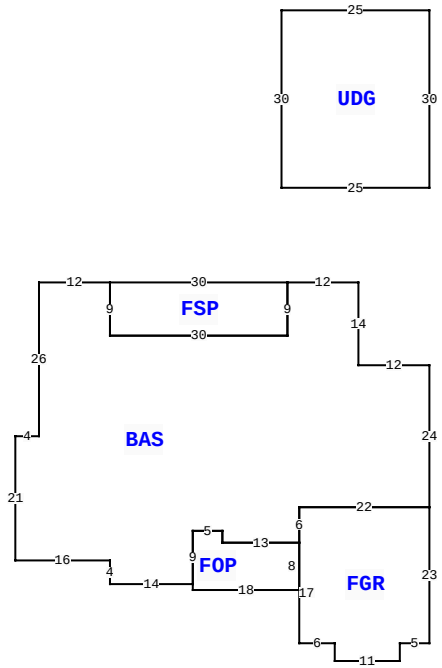
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,542	100		2,542	272,882
FGR	539	55		296	31,775
FOP	154	30		46	4,938
FSP	270	40		108	11,594
UDG	750	55		412	44,228
TOTALS	4,255			3,404	365,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,404	118.3303	132.53	451,132	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2542 HX Base Yr 2007



479 SW HILL CREEK DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		365,417
TOTAL MARKET OB/XF VALUE		13,728
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		412,145
SOH/AGL Deduction		129,015
ASSESSED VALUE		283,130
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		227,408
TOTAL JUST VALUE		412,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049888	Roof Replacement	20,000	05/21/2024
24254	SFR	735	03/17/2006
24257	GARAGE	183	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/0650	7/27/2005	WD	U	V	09	55,000
GRANTOR: ALEXANDER						
GRANTEE: BEACH						
1036/2426	1/27/2005	WD	Q	V		34,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: SHEILA ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N14 W12 FSP= W30 S9 E30 N9$ S9 W30 N9 W12 S26 W4 S21 E16 S4 E14 FOP= S1 E18 N8 W13 N2 W5 S9$ N9 E5 S2 E13 FGR= S17 E6 S3 E11 N3 E5 N23 W22 S6$ N6 E22 N24$ PTR= N30 UDG= N30 W25 S30 E25$ 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	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	3,676.00	UT	3.00	3.00	100	2006	2006	3	100	11,028	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 13,728

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	0.60	55,000.00	33,000.00	33,000							

REVIEW DATE 06/17/2024 BY JS Total Acres: 1.89 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/06/2025 BY SYS