LOT 35 HILLS AT ROSE CREEK S/D
PHASE 3.

FRIAR PATRICK B/FRIAR JESSICA
140 SW OAK WAY
LAKE CITY, FL 32025

2026

05-5S-17-09116-135

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	08	SHT VINYL 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
Architectual	05	CONV 100
Units		0 100
Quality	07	07

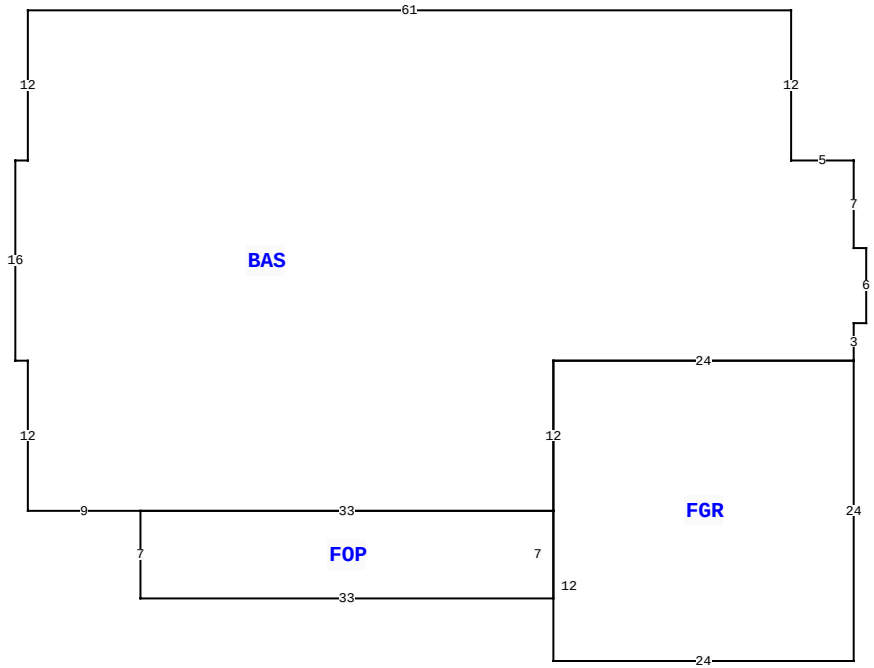
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100		2,314	271,922
FGR	576	55		317	37,251
FOP	231	30		69	8,108
TOTALS	3,121			2,700	317,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,700	114.0480	127.73	344,871	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2314 HX Base Yr 2018



140 SW OAK WAY, 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		317,281
TOTAL MARKET OB/XF VALUE		5,516
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		369,547
SOH/AGL Deduction		124,013
ASSESSED VALUE		245,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,812
TOTAL JUST VALUE		369,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048482	Additions	17,500	10/24/2023
34315	SFR	916	08/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/2334	11/13/2015	WD	Q	I	01	23,000
GRANTOR: CAROLE J & EDWARD S W						
GRANTEE: PATRICK B & JESSICA						
1035/2136	1/17/2005	WD	Q	V		39,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: WOUTERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 W1 S16 E1 S12 E9 FOP= S7 E33 N7 W33$ E33 FGR= S12 E24 N24 W24 S12$ N12 E24 N3 E1 N6 W1 N7 W5 N12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,058.00	UT	2.00	2.00	100	2017	2017	3	100	4,116	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,516

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	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 07/20/2017 BY DF Total Acres: 2.69 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/06/2025 BY SYS