LOT 37 HILLS AT ROSE CREEK S/D P
WD-1026-1459, WD 1328-311, QC 14

CARROLL MARK
647 SW HILL CREEK DR
LAKE CITY, FL 32025

2026

05-5S-17-09116-137

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

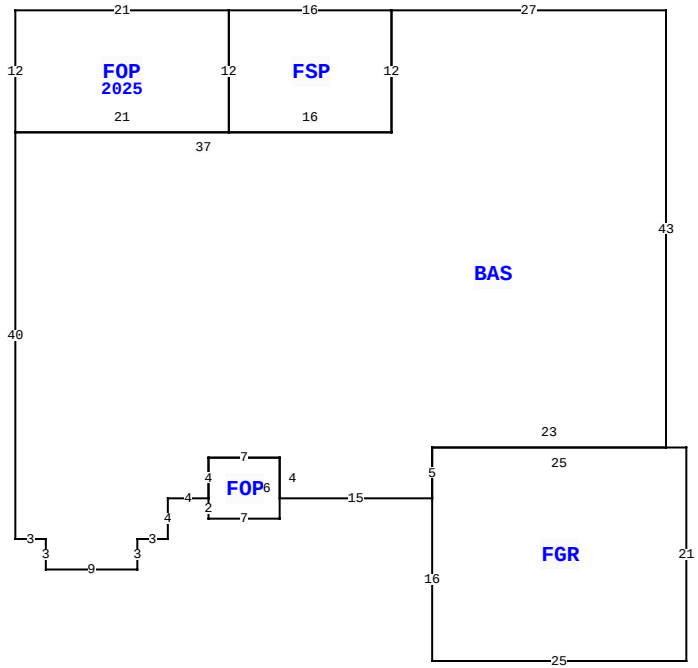
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	2,572	100		2,572	264,226
FGR	525	55		289	29,690
FOP	42	30		13	1,336
FOP	252	30	2025	76	7,808
FSP	192	40		77	7,910
TOTALS	3,583			3,027	310,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,027	116.1090	130.04	393,631	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2025 Heated Area: 2572 HX Base Yr 2025



647 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		310,968
TOTAL MARKET OB/XF VALUE		25,163
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		369,131
SOH/AGL Deduction		0
ASSESSED VALUE		369,131
TOTAL EXEMPTION VALUE	HX HB 13	369,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		369,131
NCON VALUE		15,735
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053137	Storage Building	12,000	05/19/2025
22536	SFR	660	11/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/248	11/19/2024	WD	Q	I	01	390,000
GRANTOR: HANDSBOROUGH JOSHUA						
GRANTEE: CARROLL MARK						
1412/1774	6/01/2020	WD	Q	I	01	292,000
GRANTOR: GLEN J CHERRY & KIMBE						
GRANTEE: JAIMEE CHAVIS-HANDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S12 W37 S40 E3 S3 E9 N3 E3 N4 E4 N4 E7 S4 E15 N5 E23 N43 $
FGR=[ORIG=-23,48] S16 E25 N21 W25 S5 $
FSP=[ORIG=-27,0] W16 S12 E16 N12 $
FOP=[ORIG=-45,48] S2 E7 N6 W7 S4 $
FOP=[YR=2025;ORIG=-43,0] S12 W21 N12 E21 $
.

EXTRA FEATURES

L N	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	3,291.00	UT	2.50	2.50	100	2005	2005	3	100	8,228	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0030	BARN,MT	0	100	0	0	1,049.00	UT	15.00	15.00	100	2026	2025		100	15,735	

LAND DESCRIPTION

TOTAL OB/XF 25,163

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/30/2024 BY TP Total Acres: 2.16 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/19/2025 BY SYS