LOT 3 ROLLING HILLS S/D.
879-2272, 897-2190, DC 1088-

THOMAS STEPHEN C SR/THOMAS MARIA L
174 SE HUBBLE ST
LAKE CITY, FL 32025

2026

15-4S-17-08360-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

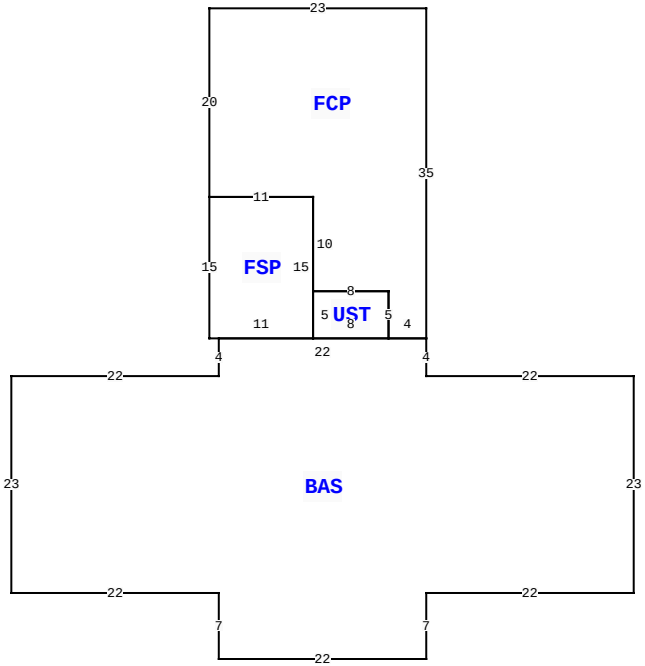
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	210,491
FCP	600	25		150	17,940
FSP	165	40		66	7,893
UST	40	45		18	2,153
TOTALS	2,565			1,994	238,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	116.3250	130.28	259,778	1986	2017	0	0	0	8.20	91.80

1 SINGLE FAM 100% - 2020 Heated Area: 1760 HX Base Yr 2020



174 SE HUBBLE ST, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		238,476
TOTAL MARKET OB/XF VALUE		7,360
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		264,336
SOH/AGL Deduction		69,820
ASSESSED VALUE		194,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,794
TOTAL JUST VALUE		264,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044403	Electrical Servic	0	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0824	3/13/2019	WD	Q	I	01	175,000
GRANTOR: E EARL & JEANNETTE R						
GRANTEE: STEPHEN C SR & MARI						
1088/0907	6/23/2006	WD	Q	I		168,000
GRANTOR: MARY L OSBURN						
GRANTEE: E EARL & JEANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N4 FCP= N35 W23 S20 FSP= S15 E11 N15 W11$ E11 S10 UST= S5 E8 N5 W8$ E8 S5 E4$ W22 S4 W22 S23 E22 S7 E22 N7 E22 N23$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,260	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 7,360

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	18,500.00	18,500.00	18,500							

REVIEW DATE 05/31/2022 BY JB Total Acres: 0.55 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS