COMM SW COR OF NE1/4 OF SW1/4,
RUN E 396.26 FT, N 18.48 FT TO
N R/W HILLCREST RD FOR POB,

THOMAS BETTY L
617 SW HILLCREST ST
LAKE CITY, FL 32025

2026

28-4S-17-08832-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

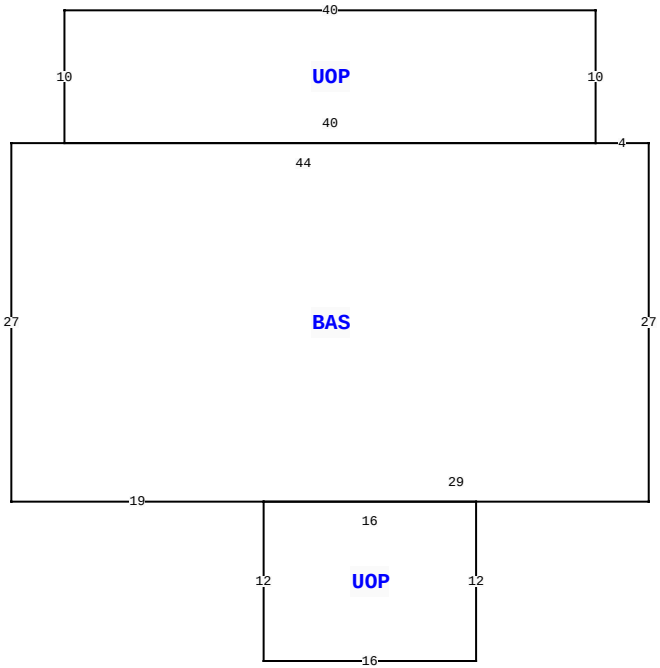
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,659
UOP	192	25		48	2,877
UOP	400	25		100	5,992
TOTALS	1,888			1,444	86,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,444	115.9000	108.95	157,324	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 1996 Heated Area: 1296 HX Base Yr 1996



617 SW HILLCREST ST, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		86,528
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		109,328
SOH/AGL Deduction		67,922
ASSESSED VALUE		41,406
TOTAL EXEMPTION VALUE	HX HB WX SX	41,406
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		109,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9907	M H	125	06/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0916/1906	12/05/2000	WD	Q	I	03	100
GRANTOR: BETTY L THOMAS (RESER						
GRANTEE: JEFFREY THOMAS (REM						
0812/1463	10/26/1995	WD	Q	V	03	0
GRANTOR: JEFFREY N THOMAS						
GRANTEE: BETTY L THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N10 W40 S10 E40$ W44 S27 E19 UOP= S12 E16 N12 W16$ E29 N27$.

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	0294	SHED WOOD/	0	100	8	17	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/28/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/21/2025 BY SYS