COMM SW COR OF SE1/4, E 964.39 F
FOR POB, CONT N 1200.60 FT, E 37
1200.60 FT, W 371.91 FT TO POB &

CAPALLIA CHASE R
216 SW HILLCREST ST
LAKE CITY, FL 32025

2026

28-4S-17-08836-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

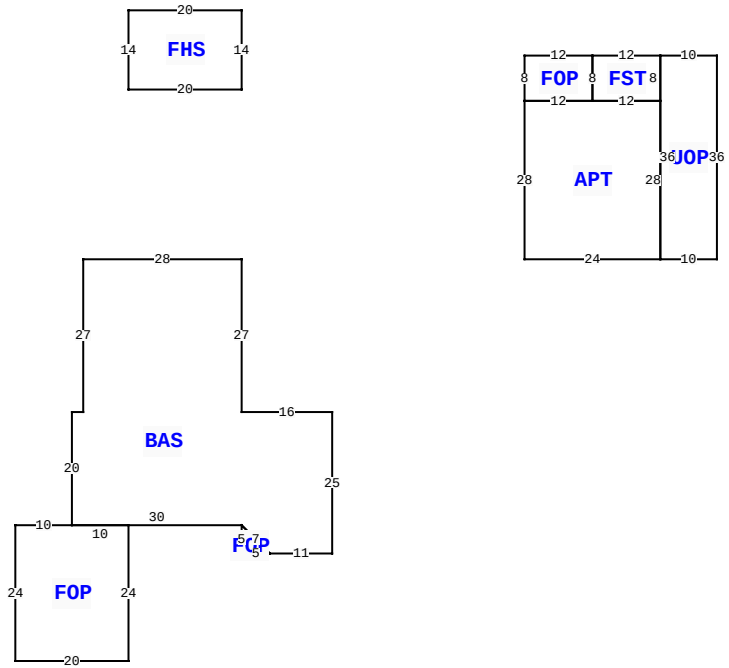
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
APT	672	100		672	42,134
BAS	1,744	100		1,744	109,347
FHS	280	60		168	10,533
FOP	13	30		4	251
FOP	96	30		29	1,818
FOP	480	30		144	9,029
FST	96	55		53	3,323
UOP	360	20		72	4,514
TOTALS	3,741			2,886	180,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,886	86.1235	96.46	278,384	1995	1995	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2021 Heated Area: 2696 HX Base Yr 2021



216 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,950
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		205,255
SOH/AGL Deduction		71,881
ASSESSED VALUE		133,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,652
TOTAL JUST VALUE		292,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052455	Roof Replacement	27,000	02/28/2025
10278	ADDN SFR	85	10/04/1995
8380	M H	125	05/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2721	3/17/2025	WD	Q	I	01	600,000
GRANTOR: CREEL JANET L						
GRANTEE: CAPALLIA CHASE R						
1472/1501	8/03/2022	LE	U	I	14	100
GRANTOR: CREEL JANET L						
GRANTEE: CREEL JANET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 W2 S20 FOP= W10S24 E20 N24 W10$ E30 FOP= S5 E5 U5 L5 $ R5 D5 E11 N25 W16 N27$ PTR= N30 FHS= N14 W20 S14 E20$ S30$ PTR= E50 APT= E24 UOP= E10 N36 W10 S36$ N28 FST= N8 W12 S8 E12$ W12 FOP= N8 W12 S8 E12$ W12 S28 $ W50$.

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	0255	MBL HOME S	0	100	52	12	1.00	UT	0.00	0.00	100	1970	1970	3	100	1,000	
2	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 8,000

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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	4,500							
3	5600	A	TIMBER 3	0		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	281.00	281.00	1,419							
4	6200	A	PASTURE 3	0			0.00	0.00	4.95	AC		1.00	1.00	1.00	280.00	280.00	1,386							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 07/11/2025 BY TP Total Acres: 11.50 Total Land Value: 16,305 Market: 90,000 Agricultural: 2,805 Common: 13,500 PRINTED 11/19/2025 BY SYS