

LOT 23 HILLS AT ROSE CREEK S/D
PHASE 1.

LESTER JOSHUA TYLER/LESTER HILLARY
337 SW OAK WAY
LAKE CITY, FL 32025

2026

32-4S-17-09116-123



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																
Exterior Wall	32	HARDIE BRD 100	0100	01	2,520	114.9120	128.70	324,324	2019	2019	0	0	0	6.00	94.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2020													Heated Area: 2104															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020															
Interior Wall	05	DRYWALL 100																													
Interior Floo	12	HARDWOOD 80																													
Interior Floo	15	HARDTILE 20																													
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 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	2,104	100		2,104	254,538																										
FGR	600	55		330	39,923																										
FOP	62	30		19	2,298																										
FOP	190	30		57	6,896																										
PTO	190	5		10	1,210																										
TOTALS			3,146		2,520	304,865																									
EXTRA FEATURES						337 SW OAK WAY, LAKE CITY																									
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	3	80	240.00	UT	2.00	2.00	100	2019	2019	3	100	480																
2	0166	CONC, PAVMT	0 100	12	228	2,736.00	UT	2.00	2.00	100	2019	2019	3	100	5,472																
3	0166	CONC, PAVMT	0 100	24	30	720.00	UT	2.00	2.00	100	2019	2019	3	100	1,440																
4	0280	POOL R/CON	0 100	16	40	640.00	UT	70.00	70.00	100	2022	2021		93	41,664																
TOTAL OB/XF 49,056																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	55,000.00	55,000.00	55,000														
REVIEW DATE 12/08/2021 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/31/2025 BY SYS																															

Diagram showing building layout with labels: BAS, FGR, FOP, PTO.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/2581	2/28/2017	WD	U	V	30	28,500

GRANTOR: CHRISTOPHER A CHERRY
GRANTEE: JOSHUA TYLER LESTER
1246/0636 12/14/2012 WD U V 40 20,000
GRANTOR: RONALD L LANGMAN & JE
GRANTEE: CHRISTOPHER A CHERR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N6 PTO= N10 W19 S10 E19\$ W19 S10 E19 N4\$ S4 W19
N4 W24 S42 FGR= S25 E24 N25 W24\$ E24 N5 E8 FOP= S5 E10 N5 W2
N2 W6 S2 W2\$ E2 N2 E6 S2 E16 N37\$.