LOT 28 HILLS AT ROSE CREEK S/D
PHASE 1.

FOXX RONNIE/FOXX JOCELYN
262 SW OAK WAY
LAKE CITY, FL 32025

**2025**

**32-4S-17-09116-128**

## BUILDING CHARACTERISTICS

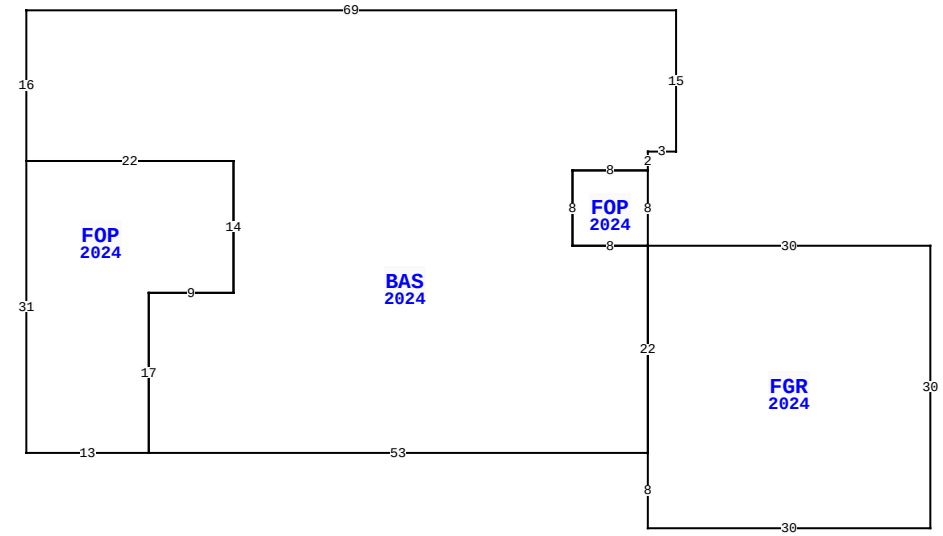
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 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 | 2,554 | 100 | 2024 | 2,554 | 322,024 |
| FGR | 900 | 55 | 2024 | 495 | 62,413 |
| FOP | 64 | 30 | 2024 | 19 | 2,396 |
| FOP | 529 | 30 | 2024 | 159 | 20,048 |
| TOTALS | 4,047 | | | 3,227 | 406,881 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,227 | 113.7150 | 127.36 | 410,991 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2554 HX Base Yr 2024




262 SW OAK WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 406,881 |
| TOTAL MARKET OB/XF VALUE | | 3,060 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 464,941 |
| SOH/AGL Deduction | | 48,190 |
| ASSESSED VALUE | | 416,751 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 366,029 |
| TOTAL JUST VALUE | | 464,941 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 443,364 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050402 | Screen Enclosure | 23,000 | 07/19/2024 |
| 000049827 | Swimming Pool and | 83,740 | 05/15/2024 |
| 000046869 | New Residential C | 530,000 | 03/30/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/1690 | 6/02/2022 | WD | U | V | 37 | 82,000 |
| GRANTOR: LIQUID PROPERTY GROUP | | | | | | |
| GRANTEE: FOXX RONNIE | | | | | | |
| 1468/1678 | 6/02/2022 | WD | U | V | 37 | 56,000 |
| GRANTOR: THE SAINI FAMILY LIVI | | | | | | |
| GRANTEE: LIQUID PROPERTY GRO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S16 E22 S14 W9 S17 E53 N22 W8 N8 E8 N2 E3 N15 W69 $
FGR=[YR=2024;ORIG=126,35] S22 S8 E30 N30 W30 $
FOP=[YR=2024;ORIG=60,26] S31 E13 N17 E9 N14 W22 $
FOP=[YR=2024;ORIG=118,27] S8 E8 N8 W8 $
.

## 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 | 1,020.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 3,060 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,060

| 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 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 12/20/2023 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/27/2025 BY SYS