LOT 29 HILLS AT ROSE CREEK S/D
PHASE 2.

HENTZELMAN MATTHEW
333 SW HILL CREEK DR
LAKE CITY, FL 32025

2026

32-4S-17-09116-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	07	07

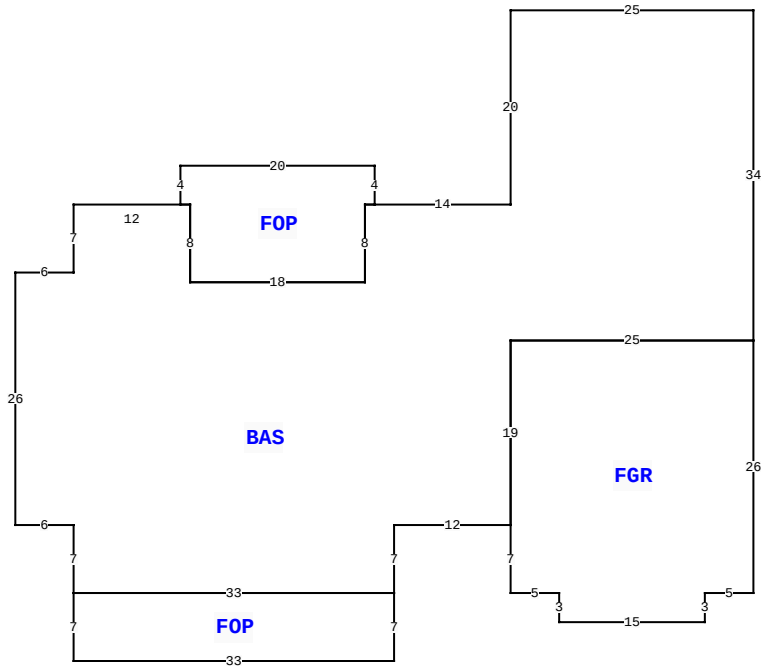
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 32417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100		2,578	326,082
FGR	695	55		382	48,318
FOP	224	30		67	8,475
FOP	231	30		69	8,728
TOTALS	3,728			3,096	391,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,096	120.1442	134.56	416,598	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2578 HX Base Yr 2020



333 SW HILL CREEK DR, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		391,602
TOTAL MARKET OB/XF VALUE		70,896
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		517,498
SOH/AGL Deduction		145,197
ASSESSED VALUE		372,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,579
TOTAL JUST VALUE		517,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41411	STORAGE BLDG		02/25/2021
039217	POOL	0	01/29/2020
37435	SFR	1,564	11/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/2059	10/15/2018	WD	U	V	30	100
GRANTOR: TRAVIS MEDEIROS						
GRANTEE: MATTHEW HENTZELMAN						
1189/2127	2/16/2010	WD	U	V	12	17,900
GRANTOR: BANK OF AMERICA NA						
GRANTEE: TRAVIS MEDEIROS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S20 W14 FOP= N4 W20 S4 E1 S8 E18 N8 E1$ W1 S8 W18 N8 W12 S7 W6 S26 E6 S7 FOP= S7 E33 N7 W33$ E33 N7 E12 FGR= S7 E5 S3 E15 N3 E5 N26 W25 S19$ N19 E25 N34$.

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	3	90	270.00	UT	2.00	2.00	100	2019	2019	3	100	540	
2	0166	CONC,PAVMT	0	100	10	180	1,800.00	UT	2.00	2.00	100	2019	2019	3	100	3,600	
3	0166	CONC,PAVMT	0	100	24	32	768.00	UT	2.00	2.00	100	2019	2019	3	100	1,536	
4	0280	POOL R/CON	0	100	15	40	600.00	UT	70.00	70.00	100	2021	2020		91	38,220	
5	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	18.00	18.00	100	2022	2021		100	27,000	

LAND DESCRIPTION

TOTAL OB/XF 70,896

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 05/24/2021 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS