LOT 30 HILLS AT ROSE CREEK S/D P
WD 1034-1954, WD 1275-2141, WD 1

BLACKWELL DONNIE D JR/BLACKWELL SHELIA
237 SW HILL CREEK DR
LAKE CITY, FL 32025

2026

32-4S-17-09116-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

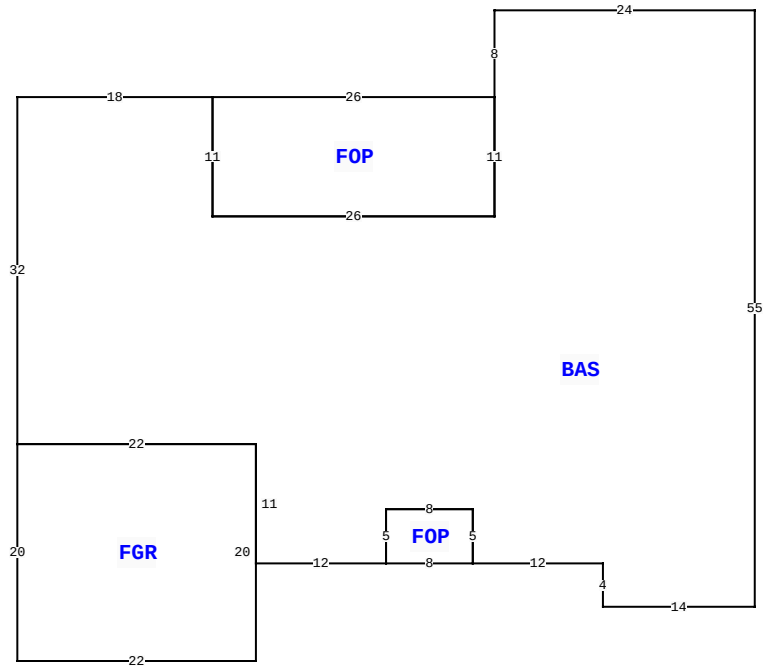
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,604	100		2,604	326,457
FGR	440	55		242	30,339
FOP	40	30		12	1,504
FOP	286	30		86	10,782
TOTALS	3,370			2,944	369,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,944	119.0772	133.37	392,641	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2604 HX Base Yr 2021



237 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		369,083
TOTAL MARKET OB/XF VALUE		34,923
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		459,006
SOH/AGL Deduction		110,673
ASSESSED VALUE		348,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,611
TOTAL JUST VALUE		459,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048925	Swimming Pool and	75,440	12/28/2023
38531	SFR	0	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/2556	7/23/2019	WD	U	V	11	100
GRANTOR: DEBRA SAPP						
GRANTEE: DONNIE JR & SHELIA						
1378/0493	2/11/2019	WD	Q	V	01	30,000
GRANTOR: ANURA T & RITA M ABEY						
GRANTEE: DONNIE JR& SHELIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S8 FOP= W26 S11 E26 N11$ S11 W26 N11 W18 S32 FGR= S20 E22 N20 W22$ E22 S11 E12 FOP= E8 N5 W8 S5$ N5 E8 S5 E12 S4 E14 N55$.

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	0280	POOL R/CON	0	100	0	0	472.00	UT	70.00	70.00	100	2025	2024		98	32,379	
2	0166	CONC,PAVMT	0	100	0	0	848.00	UT	3.00	3.00	100	2025	2024		100	2,544	

LAND DESCRIPTION

TOTAL OB/XF 34,923

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 07/08/2024 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS