S DIV: LOTS 6, 7 & 8 BLOCK B CA
S/D.

HILL CHARLES G/HILL AMY R
1074 NW FRONTIER DR
LAKE CITY, FL 32055

2027

00-00-00-14289-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

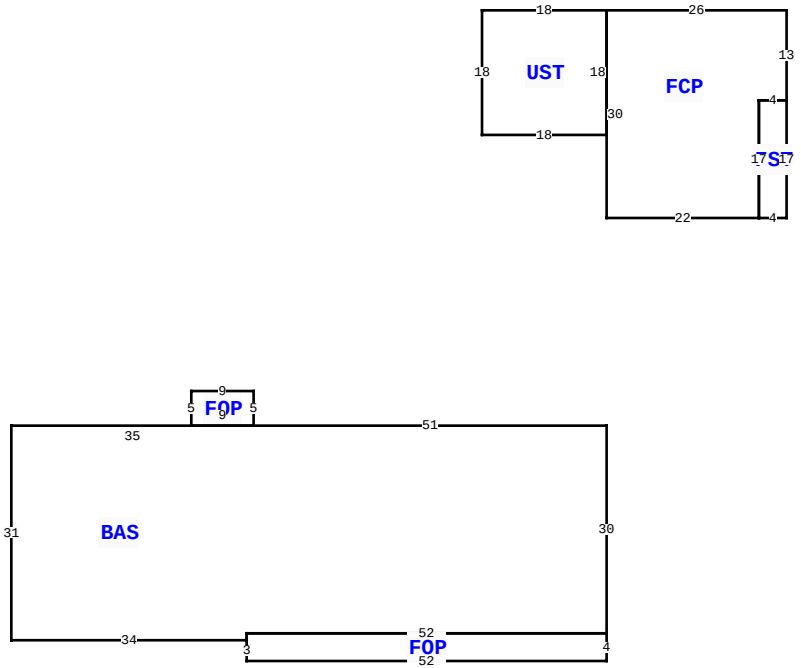
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100		2,614	202,771
FCP	712	25		178	13,808
FOP	45	30		14	1,086
FOP	208	30		62	4,809
FST	68	55		37	2,870
UST	324	45		146	11,326
TOTALS	3,971			3,051	236,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,051	108.4900	119.34	364,106	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2614 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1257 SW CASTLE HEIGHTS TER, LAKE CITY

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	236,669
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	24,150
TOTAL MARKET VALUE	261,619
SOH/AGL Deduction	0
ASSESSED VALUE	261,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,619
TOTAL JUST VALUE	261,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,923

SALE:1:1: FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/266	1/16/2021	WD	Q	I	01	190,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: HILL CHARLES G						
1342/1051	8/02/2017	WD	Q	I	01	130,000
GRANTOR: MARY DEANE WILLIS KIE						
GRANTEE: LOTUS PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 FOP= N5 W9 S5 E9$ W35 S31 E34 FOP= S3 E52 N4 W52 S1$N1 E52 N30$ PTR=N30 FCP= E22 FST= E4 N17 W4 S17$ N17 E4 N13 W26 UST= W18S18 E18 N18$ S30$S30$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		*RSF-2	150.00	161.00	24,150.00	SF		1.00	1.00	1.00	1.00	1.00	24,150							

REVIEW DATE 10/06/2016 BY DF Total Acres: 0.55 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 11/17/2026 BY SYS