LOT 18 ROLLING HILLS S/D UNREC.
COMM NW COR OF NW1/4 OF SE1/4, R
E 1235 FT, S 1489.3 FT FOR POB,

ESCOBAR ERNEST A
823 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2027

02-6S-17-09553-025

BUILDING CHARACTERISTICS

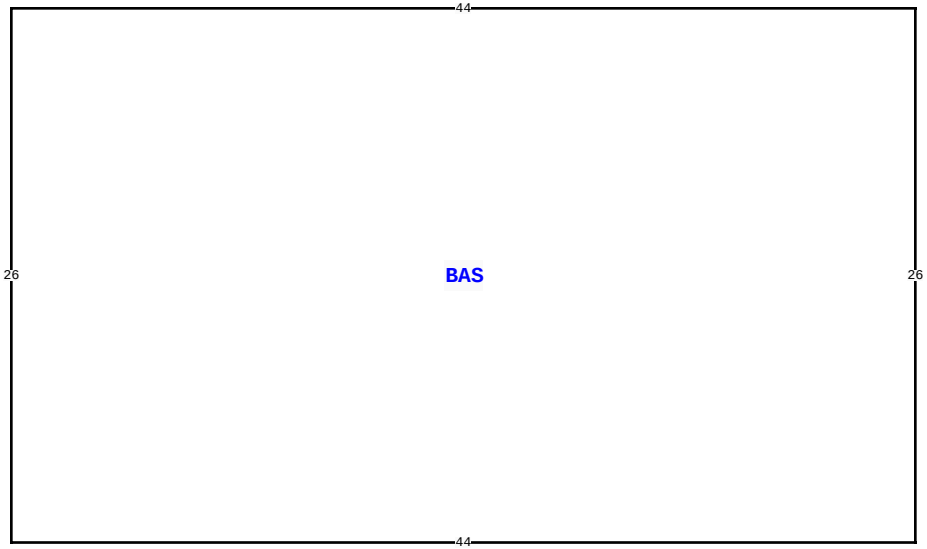
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	66,651
TOTALS	1,144			1,144	66,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	113.9000	105.93	121,184	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1144 HX Base Yr 2004



823 SE ROLLING HILLS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		66,651
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		69,550
TOTAL MARKET VALUE		144,401
SOH/AGL Deduction		74,074
ASSESSED VALUE		70,327
TOTAL EXEMPTION VALUE	HX HB	45,327
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,118

SALE:1:1: SALE INCLUDED RE# 09553-024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0017	8/18/2003	QC	Q	V	06	100

GRANTOR: JOHN R ESCCOBAR

GRANTEE: ERNEST A ESCOBAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	69,550							

REVIEW DATE 09/27/2017 BY DF Total Acres: 5.35 Total Land Value: 69,550 Market: 0 Agricultural: 0 Common: 69,550 PRINTED 11/17/2026 BY SYS