LOT 2 HICKORY HILLS ESTATES.
414-459, 738-249, WD 997-1475, W

CHIARELLA MATTHEW C
239 SE BUTLER GLN
LAKE CITY, FL 32025

2027

05-4S-17-07683-002

BUILDING CHARACTERISTICS

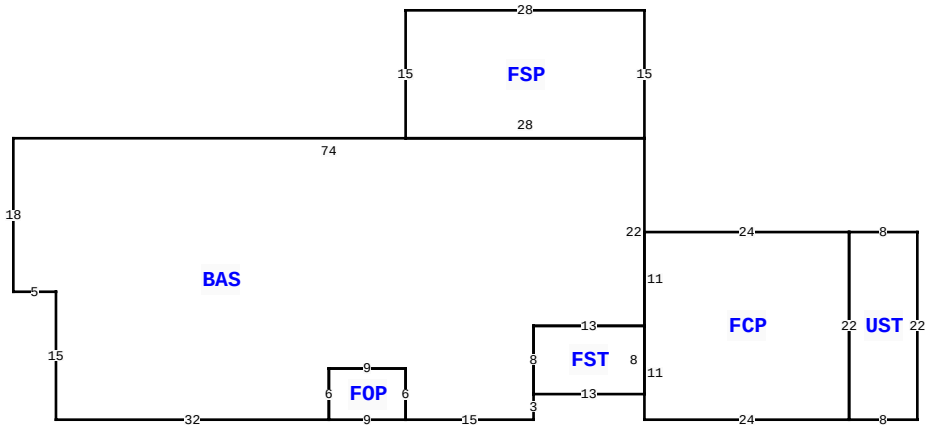
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	188,908
FCP	528	25		132	11,491
FOP	54	30		16	1,393
FSP	420	40		168	14,625
FST	104	55		57	4,962
UST	176	45		79	6,877
TOTALS	3,452			2,622	228,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	121.7568	133.93	351,164	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2170 HX Base Yr 2024



239 SE BUTLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		228,257
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		265,957
SOH/AGL Deduction		0
ASSESSED VALUE		265,957
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,546
TOTAL JUST VALUE		265,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047604	Roof Replacement	31,000	07/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/108	5/26/2023	WD	Q	I	01	330,000
GRANTOR: CUADRAS CARLOS						
GRANTEE: CHIARELLA MATTHEW C						
0997/1475	10/06/2003	WD	Q	I		130,000
GRANTOR: PAMELA H MOSES						
GRANTEE: CARLOS CUADRAS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N15 W28 S15 E28$ BAS= W74 S18 E5 S15 E32 FOP= E9 N6W9 S6$ N6 E9 S6 E15 N3 FST= E13 N8 W13 S8$ N8 E13 FCP= S11 E24 UST= E8 N22 W8 S22$ N22 W24 S11$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

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		*RSF	-148.00	293.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS