LOT 4 HICKORY HILLS ESTATES.
425-727, 632-339, 816-2388, QC 1

ROSENFELD JASON/ROSENFELD CAITLYN
175 SE BUTLER GLN
LAKE CITY, FL 32025

2027

05-4S-17-07683-004

BUILDING CHARACTERISTICS

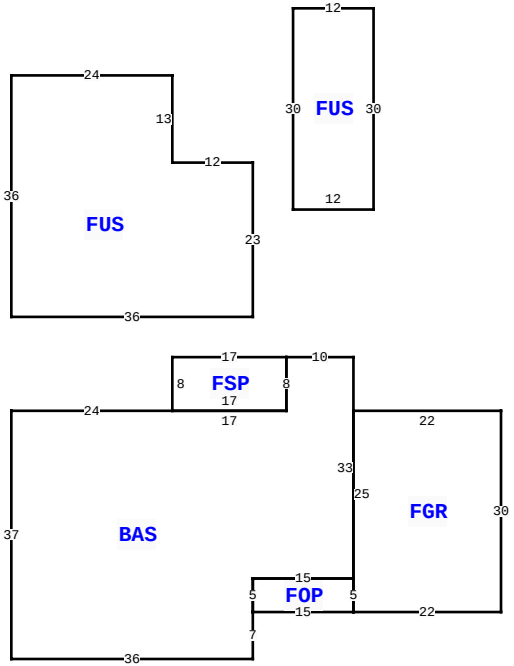
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,787	100		1,787	156,031
FGR	660	55		363	31,695
FOP	75	30		22	1,921
FSP	136	40		54	4,715
FUS	360	100		360	31,433
FUS	1,140	100		1,140	99,538
TOTALS	4,158			3,726	325,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,726	122.1182	134.33	500,514	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 3287 HX Base Yr 2025



175 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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0260	PAVEMENT-A	0	100	12	400	4,800.00	UT	0.48	0.48	100	0	0	3	100	2,304	
4	0166	CONC,PAVMT	0	100	0	0	1,876.00	UT	1.50	1.50	100	1993	1993	3	100	2,814	
5	0260	PAVEMENT-A	0	100	0	0	1,888.00	UT	0.60	0.60	100	1993	1993	3	100	1,133	
6	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	325,334
TOTAL MARKET OB/XF VALUE	26,587
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	386,921
SOH/AGL Deduction	29,550
ASSESSED VALUE	357,371
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	305,960
TOTAL JUST VALUE	386,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,830

SALE:1:1: LOT 4 HICKORY HILLS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0465		16,831	05/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2025	7/23/2024	WD	Q	I	01	465,000
GRANTOR: WORLEY RONNIE V						
GRANTEE: ROSENFELD JASON						
1249/0210	2/04/2013	TR	U	I	30	100
GRANTOR: RONNIE V WORLEY TRUST						
GRANTEE: RONNIE V WORLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S37 E36 N7 FOP= E15N5 W15 S5$ N5 E15 FGR= S5 E22N30 W22 S25$ N33 W10 FSP= W17S8 E17 N8$ S8 W17$ PTR=N50 FUS= W24 S36 E36 N23 W12 N13$S50$ PTR= N30 E30 FUS= N30 W12 S30 E12$ S30 W30$.

LAND DESCRIPTION

TOTAL OB/XF 26,587

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	-144.00	301.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/29/2024 BY ME Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS