LOT 2 BLOCK 1 HICKORY PARK S/D

485-297, 697-587, 819-1782, 865-

ROJAS-CORDIER GLADYS/CORDIER FRANK L JR
153 SE HILLSIDE PKWY
LAKE CITY, FL 32025

2026

05-4S-17-07781-000

BUILDING CHARACTERISTICS

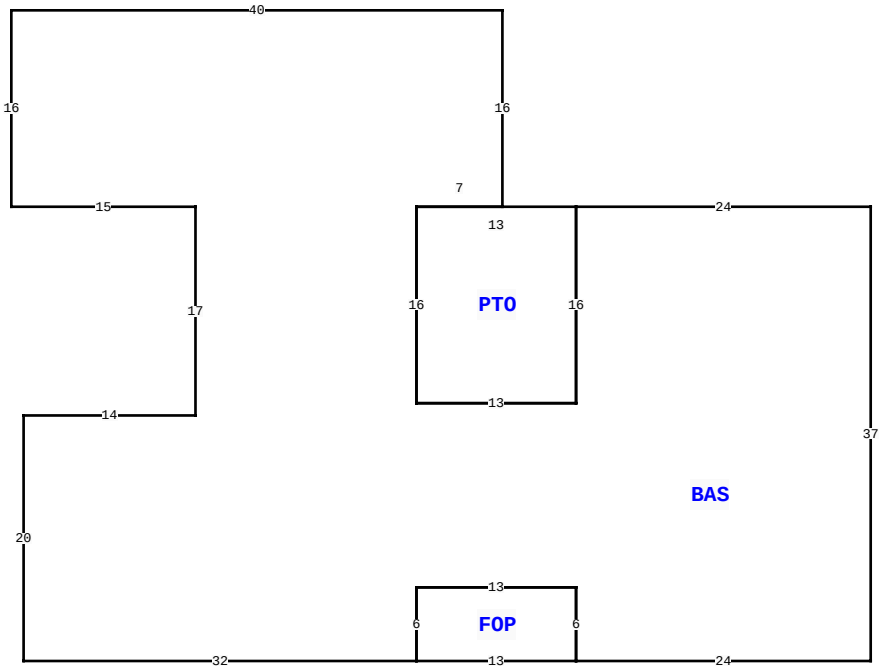
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,669	100		2,669	176,105
FOP	78	30		23	1,518
PTO	208	5		10	660
TOTALS	2,955			2,702	178,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	90.6304	101.51	274,280	1954	1954	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2669 HX Base Yr 2024



153 SE HILLSIDE PKWY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	2003	2003	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		178,282
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		217,482
SOH/AGL Deduction		4,720
ASSESSED VALUE		212,762
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		156,351
TOTAL JUST VALUE		217,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2502	4/08/2024	QC	U	I	11	0
GRANTOR: ROJAS-CORDIER GLADYS						
GRANTEE: ROJAS-CORDIER GLADY						
0865/0859	8/27/1998	WD	Q	I		85,000
GRANTOR: TOWNSEND						
GRANTEE: ROJAS-CORDIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= W13 S16 E13 N16$ S16 W13 N16 E7 N16 W40 S16 E15 S17 W14 S20 E32 FOP= E13 N6 W13 S6$ N6 E13 S6 E24 N37$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0100	C	SFR	100		*RSF	-145.00	224.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/18/2026 BY SYS