LOT 3 BLOCK 2 HICKORY PARK S/D

ORB 757-854, 776-2046, 863-1514,

KESSLER BROOKE
178 SE HILLSIDE PKWY
LAKE CITY, FL 32025

2026

05-4S-17-07787-000

BUILDING CHARACTERISTICS

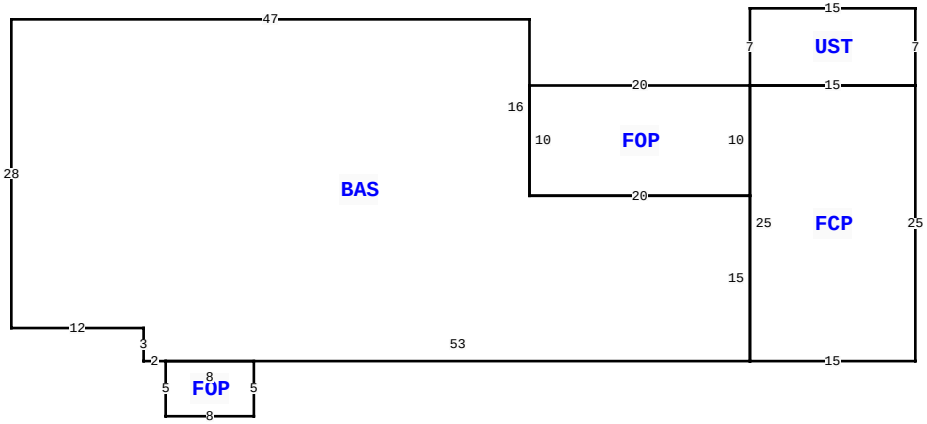
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	5417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100		1,721	140,849
FCP	375	25		94	7,693
FOP	40	30		12	982
FOP	200	30		60	4,911
UST	105	45		47	3,847
TOTALS	2,441			1,934	158,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	112.4230	125.91	243,510	1955	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1721 HX Base Yr 2022



178 SE HILLSIDE PKWY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,282
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		195,982
SOH/AGL Deduction		36,780
ASSESSED VALUE		159,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,791
TOTAL JUST VALUE		195,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/90	7/22/2021	WD	Q	I	01	199,000
GRANTOR: EDWARDS EMMA						
GRANTEE: KESSLER BROOKE						
1221/1065	9/15/2011	QC	U	I	11	100
GRANTOR: EMILY LEE PHILLIPS						
GRANTEE: EMMA EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S28 E12 S3 E2 FOP= S5 E8 N5 W8$ E53 FCP= E15 N25 W15 S25$ N15 FOP= N10 UST= E15 N7 W15 S7$ W20S10 E20$ W20 N16$.

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	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0261	PRCH, UOP	0	100	20	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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	-145.00	210.00	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: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/17/2026 BY SYS