LOT 12 HILLS AT ROSE CREEK S/D P
WD 1043-419, CT 1271-2315, WD 13

KNIERIM DAVID M/PRIMERANO JOANN
986 SW HILL CREEK DR
LAKE CITY, FL 32025

2027

05-5S-17-09116-112

BUILDING CHARACTERISTICS

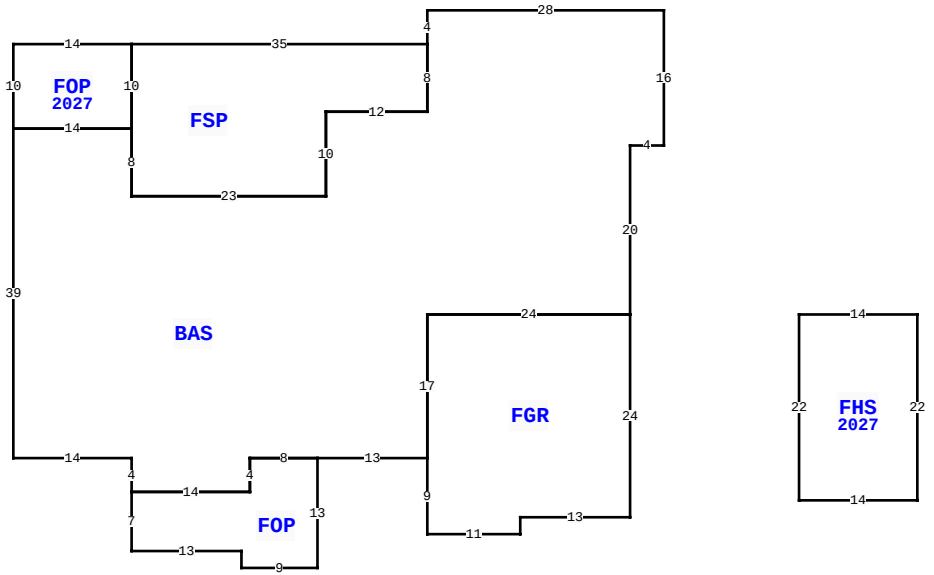
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100		2,735	370,380
FGR	598	55		329	44,554
FHS	308	60	2027	185	25,053
FOP	204	30		61	8,261
FOP	140	30	2027	42	5,688
FSP	510	40		204	27,626
TOTALS	4,495			3,556	481,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,556	124.3588	136.79	486,425	2021	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 3043 HX Base Yr 2024



986 SW HILL CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2022	2021		100	1,800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	2022	2021		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	481,561
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	542,461
SOH/AGL Deduction	140,725
ASSESSED VALUE	401,736
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	350,325
TOTAL JUST VALUE	542,461
NCON VALUE	49,448
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39098	SFR	0	01/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/143	4/22/2026	WD	Q	I	01	795,000
GRANTOR: CUSHMAN THOMAS						
GRANTEE: KNIERIM DAVID M						
1378/1999	2/15/2019	WD	Q	V	01	29,000
GRANTOR: JANICE L TURBERVILLE						
GRANTEE: THOMAS & WENDY N CU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,20] S39 E14 S4 E14 N4 E8 E13 N17 E24 N20 E4 N16 W28 S4 S8 W12 S10 W23 N8 W14 $
FGR=[ORIG=89,42] S17 S9 E11 N2 E13 N24 W24 $
FSP=[ORIG=54,10] S10 S8 E23 N10 E12 N8 W35 $
FOP=[ORIG=54,63] S7 E13 S2 E9 N13 W8 S4 W14 $
FOP=[YR=2027;ORIG=54,10] S10 W14 N10 E14 $
FHS=[YR=2027;ORIG=133,42] E14 S22 W14 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 09/10/2026 BY TP Total Acres: 5.01 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/17/2026 BY SYS