LOT 13 HILLS AT ROSE CREEK S/D P

WD 1025-2554, WD 1450-2165,

JORDAN DOUGLAS A/JORDAN LUCILA
1001 SW HILL CREEK DR
LAKE CITY, FL 32025

2027

05-5S-17-09116-113

BUILDING CHARACTERISTICS

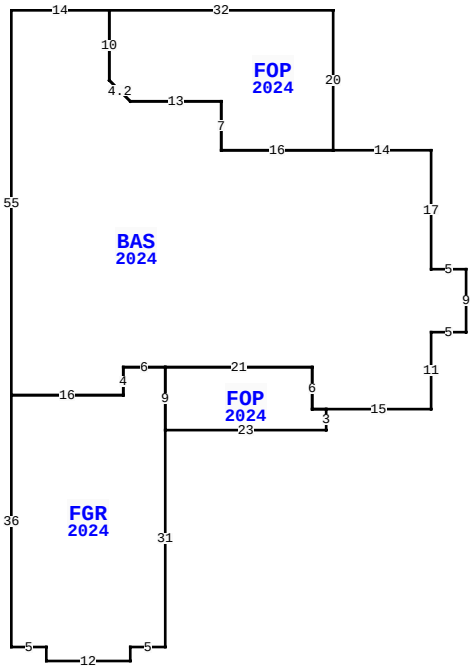
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,468	100	2024	2,468	306,200
FGR	840	55	2024	462	57,319
FOP	195	30	2024	58	7,196
FOP	524	30	2024	157	19,478
TOTALS	4,027			3,145	390,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,145	115.0905	126.60	398,157	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2468 HX Base Yr 2025



1001 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	0166	CONC,PAVMT	0	100	0	0	920.00	UT	3.00	3.00	100	2024	2023		100	2,760	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	390,194
TOTAL MARKET OB/XF VALUE	2,760
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	457,954
SOH/AGL Deduction	0
ASSESSED VALUE	457,954
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	401,543
TOTAL JUST VALUE	457,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044656	New Residential C	507,600	06/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2165	10/20/2021	WD	Q	V	01	70,000
GRANTOR: SATYANARAYANA RAJ						
GRANTEE: JORDAN DOUGLAS A						
1025/2554	9/14/2004	WD	Q	V		56,400
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: SATYANARAYANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,0] S55 E16 N4 E6 E21 S6 E2 E15 N11 E5 N9 W5 N17 W14 W16 N7 W13 U3L3 N10 W14 $
FGR=[YR=2024;ORIG=60,55] S36 E5 S2 E12 N2 E5 N31 N9 W6 S4 W16 $
FOP=[YR=2024;ORIG=82,51] S9 E23 N3 W2 N6 W21 $
FOP=[YR=2024;ORIG=74,0] S10 D3R3 E13 S7 E16 N20 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,760

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	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 5.03 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS