LOT 17 HILLS AT ROSE CREEK S/D
PHASE 1.

WARD BRADLEY SCOTT/WARD SANDRA LORENA
262 SW FOREST GLN
LAKE CITY, FL 32025

2026

05-5S-17-09116-117

BUILDING CHARACTERISTICS

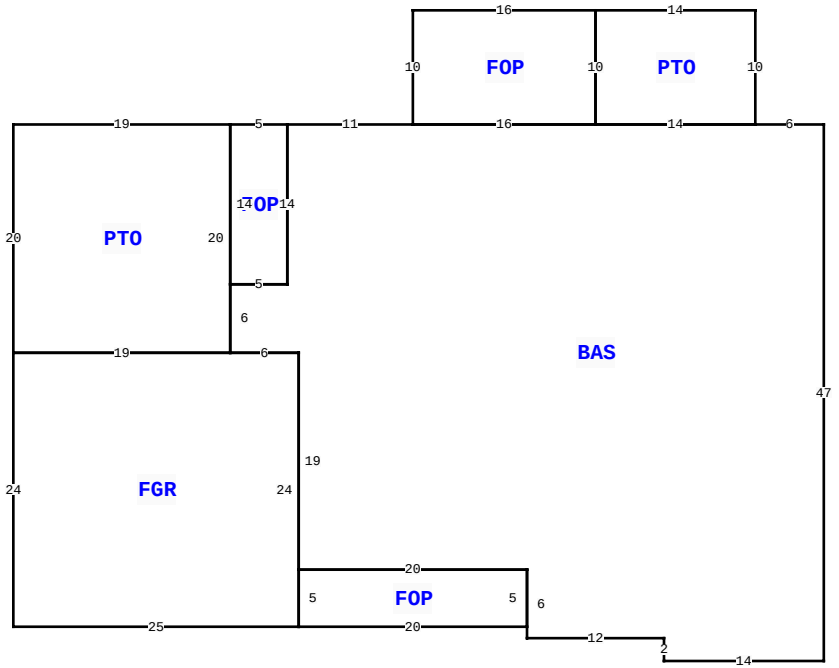
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,028	100		2,028	262,386
FGR	600	55		330	42,696
FOP	70	30		21	2,717
FOP	100	30		30	3,881
FOP	160	30		48	6,211
PTO	140	5		7	905
PTO	380	5		19	2,458
TOTALS	3,478			2,483	321,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	122.8920	137.64	341,760	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2028 HX Base Yr 2020



262 SW FOREST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	321,254
TOTAL MARKET OB/XF VALUE	16,313
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	402,567
SOH/AGL Deduction	111,661
ASSESSED VALUE	290,906
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	239,495
TOTAL JUST VALUE	402,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050458	Swimming Pool and	22,000	07/29/2024
37505	SFR	1,035	12/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0670	5/16/2017	WD	Q	V	01	27,000
GRANTOR: JESUS S & ANNA M GARC						
GRANTEE: BRADLEY SCOTT & SAN						
1028/1132	10/15/2004	WD	Q	V		49,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: JESUS S & ANNA M GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N10 W14 S10 E14$ W14 FOP= N10 W16 S10 E16$ W16 W11 FOP= W5 PTO= W19 S20 E19 N20$ S14 E5 N14$ S14 W5 S6 FGR= W19 S24 E25 N24 W6$ E6 S19 FOP= E20 S5 W20 N5$ E20 S6 E12 S2 E14 N47$.

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	2,650.00	UT	2.25	2.25	100	2019	2019	3	100	5,963	
2	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2019	2019	3	100	2,400	
3	0031	BARN,MT AE	0	100	24	25	600.00	UT	11.00	11.00	100	2019	2019	3	100	6,600	
4	0252	LEAN-TO W/	0	100	12	25	300.00	UT	4.50	4.50	100	2019	2019	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 16,313

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 12/16/2019 BY JH Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/26/2026 BY SYS