LOT 19 HILLS AT ROSE CREEK S/D P
WD 1016-373, WD 1225-2085, WD 13

HUGHES DAVID III/HUGHES GLORIA E
445 SW FOREST GLN
LAKE CITY, FL 32025

2027

05-5S-17-09116-119

BUILDING CHARACTERISTICS

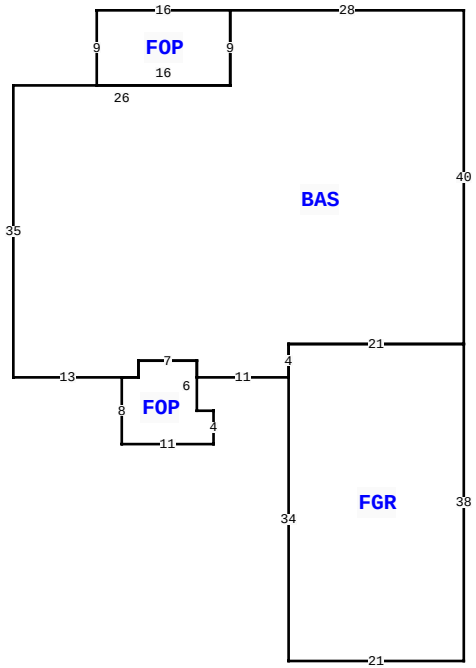
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,044	100		2,044	255,176
FGR	798	55		439	54,806
FOP	94	30		28	3,496
FOP	144	30		43	5,368
TOTALS	3,080			2,554	318,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,554	120.7360	132.81	339,197	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2044 HX Base Yr 2021



445 SW FOREST GLN, 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	1,360.00	UT	2.25	2.25	100	2020	2020	3	100	3,060	
2	0030	BARN,MT	0	100	0	0	500.00	UT	15.00	15.00	100	2026	2025		100	7,500	
3	0251	LEAN TO W/	0	100	12	25	300.00	UT	7.00	7.00	100	2026	2025		100	2,100	
4	0251	LEAN TO W/	0	100	12	25	300.00	UT	7.00	7.00	100	2026	2025		100	2,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,845
TOTAL MARKET OB/XF VALUE	14,760
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	398,605
SOH/AGL Deduction	75,330
ASSESSED VALUE	323,275
TOTAL EXEMPTION VALUE	HX HB 13 323,275
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	398,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052726	Storage Building	12,398	03/27/2025
000043703	Solar Power Syste	32,100	02/14/2022
38954	SFR	0	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/2079	8/08/2019	WD	Q	V	01	38,000
GRANTOR: ALONSO & ELSA PABON C						
GRANTEE: DAVID III & GLORIA						
1225/2085	11/18/2011	WD	U	V	30	100
GRANTOR: ALONSO & ELSA PABON						
GRANTEE: ALONSO & ELSA PABON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= W16 S9 E16 N9$ S9 W26 S35 E13 FOP= S8 E11 N4 W2 N6 W7 S2 W2$ E2 N2 E7 S2 E11 FGR= S34 E21 N38 W21 S4$ N4 E21 N40$.

LAND DESCRIPTION

TOTAL OB/XF 14,760

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 06/17/2025 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS