COMM SW COR OF SE1/4, E 964.39 F
FOR POB, CONT N 1200.60 FT, E 37
1200.60 FT, W 371.91 FT TO POB &

CAPALLIA CHASE R
216 SW HILLCREST ST
LAKE CITY, FL 32025

2027

28-4S-17-08836-003

BUILDING CHARACTERISTICS

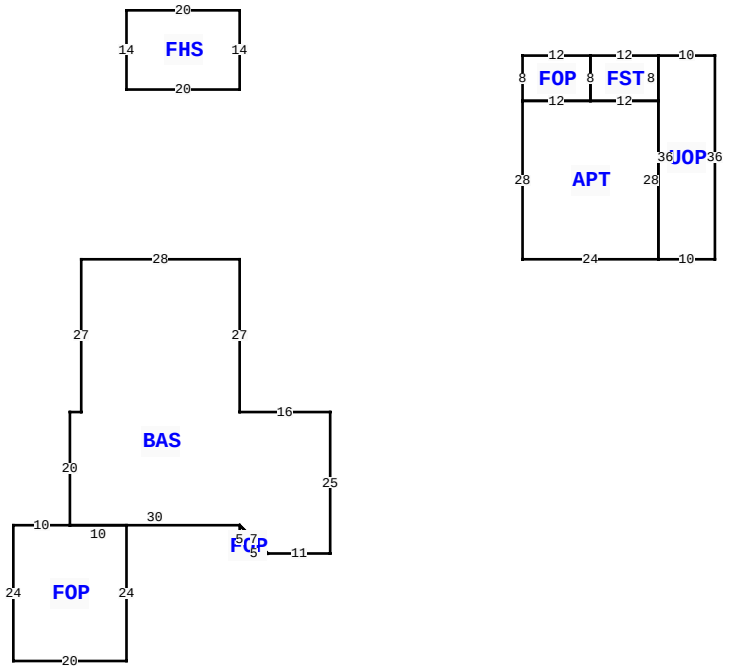
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	672	100		672	71,204
BAS	1,744	100		1,744	184,791
FHS	280	60		168	17,801
FOP	13	30		4	424
FOP	96	30		29	3,073
FOP	480	30		144	15,258
FST	96	55		53	5,616
UOP	360	20		72	7,629
TOTALS	3,741			2,886	305,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,886	118.5534	130.41	376,363	1995	2010	0	0	0	18.75	81.25

2 SINGLE FAM 0% - 2026 Heated Area: 2696 HX Base Yr



216 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	305,795
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	126,500
TOTAL MARKET VALUE	442,295
SOH/AGL Deduction	0
ASSESSED VALUE	442,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,295
TOTAL JUST VALUE	442,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052455	Roof Replacement	27,000	02/28/2025
10278	ADDN SFR	85	10/04/1995
8380	M H	125	05/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2721	3/17/2025	WD	Q	I	01	600,000
GRANTOR: CREEL JANET L						
GRANTEE: CAPALLIA CHASE R						
1472/1501	8/03/2022	LE	U	I	14	100
GRANTOR: CREEL JANET L						
GRANTEE: CREEL JANET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S27 W2 S20 FOP= W10S24 E20 N24 W10$ E30 FOP= S5 E5 U5 L5 $ R5 D5 E11 N25 W16 N27$ PTR= N30 FHS= N14 W20 S14 E20$ S30$ PTR= E50 APT= E24 UOP= E10 N36 W10 S36$ N28 FST= N8 W12 S8 E12$ W12 FOP= N8 W12 S8 E12$ W12 S28 $ W50$.

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	0255	MBL HOME S	0	0	52	12	1.00	UT	0.00	0.00	100	1970	1970	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500							
3	0000	C	VAC RES	0					10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/11/2025 BY TP Total Acres: 11.50 Total Land Value: 126,500 Market: 0 Agricultural: 0 Common: 126,500 PRINTED 11/17/2026 BY SYS