LOT 2 HILLS AT ROSE CREEK S/D PH
WD 1043-175, CT 1249-536, WD 125

LIGATO CARMELO WILLIAM/LIGATO PAMELA SUE
288 SW HILL CREEK DR
LAKE CITY, FL 32025-7964

2027

32-4S-17-09116-102

BUILDING CHARACTERISTICS

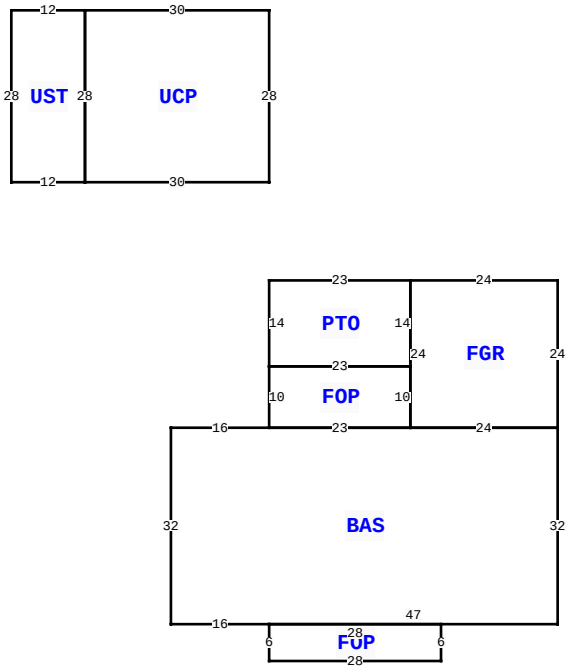
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,016	100		2,016	256,990
FGR	576	55		317	40,409
FOP	168	30		50	6,374
FOP	230	30		69	8,796
PTO	322	5		16	2,039
UCP	840	20		168	21,416
UST	336	45		151	19,249
TOTALS	4,488			2,787	355,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,787	124.6080	137.07	382,014	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 2016 HX Base Yr 2022



288 SW HILL CREEK DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,392.00	UT	1.30	1.30	100	2018	2018	3	100	5,710	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	75,000.00	75,000.00	100	2023	2022		100	75,000	
5	0166	CONC,PAVMT	0	100	12	55	660.00	UT	5.00	5.00	100	2023	2022		100	3,300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
7	0280	POOL R/CON	0	100	0	0	318.00	UT	70.00	70.00	100	2026	2025		98	21,815	
8	0080	DECKING	0	100	0	0	505.00	UT	8.00	8.00	100	2026	2025		100	4,040	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	355,273
TOTAL MARKET OB/XF VALUE	120,365
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	527,638
SOH/AGL Deduction	105,778
ASSESSED VALUE	421,860
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	370,449
TOTAL JUST VALUE	527,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052159	Swimming Pool and	115,650	01/27/2025
000051881	Electrical Servic	0	12/18/2024
000044467	Storage Building	95,000	05/17/2022
000042221	Electrical Servic	0	06/28/2021
35809	SFR	1,060	09/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1400	10/05/2021	LE	U	I	14	100
GRANTOR: LIGATO CARMELO WILLIA						
GRANTEE: NEVELS LAUREN G						
1431/574	2/23/2021	WD	Q	I	01	349,500
GRANTOR: WARD GARRY JR						
GRANTEE: LIGATO CARMELO WILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S32 E16 FOP= S6 E28 N6 W28$ E47 N32 FGR= N24 W24 S24 E24$ W24 FOP= N10 PTO= N14 W23 S14 E23$ W23 S10 E23$ W23$ PTR= N40 UCP= N28 W30 UST= W12 S28 E12 N28$ S28 E30$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 120,365

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	0.80	65,000.00	52,000.00	52,000							

REVIEW DATE 03/05/2026 BY robin Total Acres: 5.01 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS