LOT 28 HILLS AT ROSE CREEK S/D
PHASE 1.

FOXX RONNIE/FOXX JOCELYN
262 SW OAK WAY
LAKE CITY, FL 32025

2026

32-4S-17-09116-128

BUILDING CHARACTERISTICS

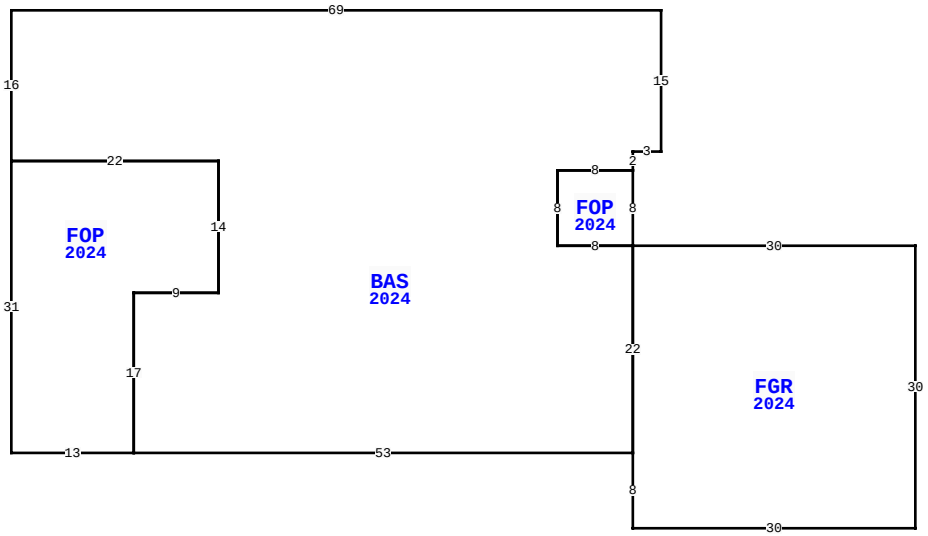
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,554	100	2024	2,554	318,771
FGR	900	55	2024	495	61,782
FOP	64	30	2024	19	2,372
FOP	529	30	2024	159	19,845
TOTALS	4,047			3,227	402,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	113.7150	127.36	410,991	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2554 HX Base Yr 2024



262 SW OAK WAY, 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	1,020.00	UT	3.00	3.00	100	2024	2023		100	3,060	
2	0280	POOL R/CON	0	100	0	0	542.00	UT	70.00	70.00	100	2026	2025		98	37,181	
3	0080	DECKING	0	100	0	0	821.00	UT	5.50	5.50	100	2026	2025		100	4,516	
4	0282	POOL ENCL	0	100	47	27	1,269.00	UT	15.00	15.00	100	2026	2025		95	18,083	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	402,771
TOTAL MARKET OB/XF VALUE	62,840
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	530,611
SOH/AGL Deduction	42,828
ASSESSED VALUE	487,783
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	436,372
TOTAL JUST VALUE	530,611
NCON VALUE	59,780
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050402	Screen Enclosure	23,000	07/19/2024
000049827	Swimming Pool and	83,740	05/15/2024
000046869	New Residential C	530,000	03/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1690	6/02/2022	WD	U	V	37	82,000
GRANTOR: LIQUID PROPERTY GROUP						
GRANTEE: FOXX RONNIE						
1468/1678	6/02/2022	WD	U	V	37	56,000
GRANTOR: THE SAINI FAMILY LIVI						
GRANTEE: LIQUID PROPERTY GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S16 E22 S14 W9 S17 E53 N22 W8 N8 E8 N2 E3 N15 W69 $
FGR=[YR=2024;ORIG=126,35] S22 S8 E30 N30 W30 $
FOP=[YR=2024;ORIG=60,26] S31 E13 N17 E9 N14 W22 $
FOP=[YR=2024;ORIG=118,27] S8 E8 N8 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 62,840

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 BY Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/25/2026 BY SYS