E 30 FT OF THE FOLLOWING: COMM N OF SW 1/4 OF SEC, E 808.78 FT, N FT, E 48.53 FT TO POB, N 06 DEG

HILLCREST OWNERS ASSOCIATION, INC
447 SW BREEZY DR
LAKE CITY, FL 32025

2027

33-4S-17-08944-033

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	295
TOTAL MARKET VALUE	295
SOH/AGL Deduction	0
ASSESSED VALUE	295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295
TOTAL JUST VALUE	295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1779	9/30/2025	QC	U	V	11	100

GRANTOR: LSJ PROPERTIES INC

GRANTEE: HILLCREST OWNERS AS

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.59	AC		1.00	1.00	0.25	2,000.00	500.00	295							

REVIEW DATE 07/11/2017 BY DF Total Acres: 0.59 Total Land Value: 295 Market: 0 Agricultural: 0 Common: 295 PRINTED 11/17/2026 BY SYS