LOT 2 HICKORY HILLS ESTATES.
414-459, 738-249, WD 997-1475, W

CHIARELLA MATTHEW C
239 SE BUTLER GLN
LAKE CITY, FL 32025

**2023**

**05-4S-17-07683-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

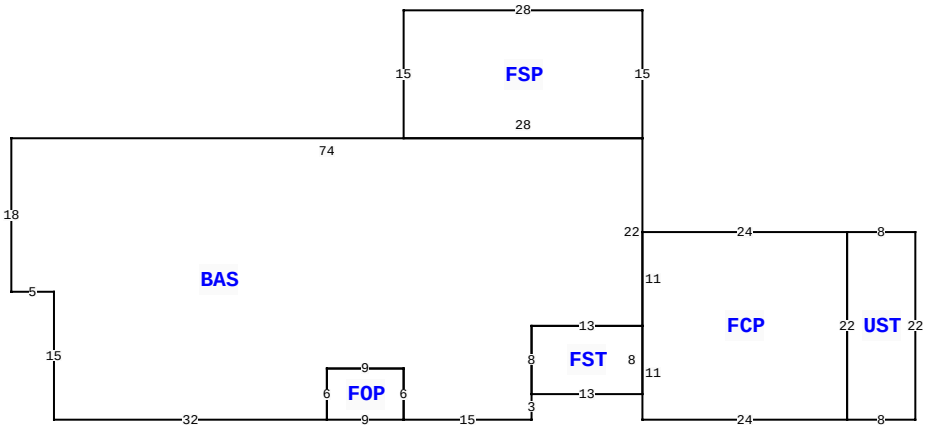
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5417.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,170 | 100 | 2,170 | 164,873 |
| FCP | 528 | 25 | 132 | 10,029 |
| FOP | 54 | 30 | 16 | 1,216 |
| FSP | 420 | 40 | 168 | 12,765 |
| FST | 104 | 55 | 57 | 4,331 |
| UST | 176 | 45 | 79 | 6,002 |
| TOTALS | 3,452 | | 2,622 | 199,216 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,622 | 121.7568 | 116.89 | 306,486 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 0% - 2022 Heated Area: 2170 HX Base Yr




239 SE BUTLER GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 199,216 |
| TOTAL MARKET OB/XF VALUE | 2,700 |
| TOTAL LAND VALUE - MARKET | 28,000 |
| TOTAL MARKET VALUE | 229,916 |
| SOH/AGL Deduction | 12,574 |
| ASSESSED VALUE | 217,342 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 217,342 |
| TOTAL JUST VALUE | 229,916 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/108 | 5/26/2023 | WD | Q | I | 01 | 330,000 |
| GRANTOR: CUADRAS CARLOS | | | | | | |
| GRANTEE: CHIARELLA MATTHEW C | | | | | | |
| 0997/1475 | 10/06/2003 | WD | Q | I | | 130,000 |
| GRANTOR: PAMELA H MOSES | | | | | | |
| GRANTEE: CARLOS CUADRAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N15 W28 S15 E28$ BAS= W74 S18 E5 S15 E32 FOP= E9 N6W9 S6$ N6 E9 S6 E15 N3 FST= E13 N8 W13 S8$ N8 E13 FCP= S11 E24 UST= E8 N22 W8 S22$ N22 W24 S11$ N22$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,700

| 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 | | *RSF | -148.00 | 293.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 10/03/2016 BY DFRP Total Acres: 1.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/21/2023 BY SYS