

LOT 2 CREEKSIDE S/D.  
WD 1012-1448, WD 1025-2297,  
WD 1030-1415.

BRANNON WILLIAM B JR  
162 SW CREEKSIDE LN  
LAKE CITY, FL 32025

2026

12-4S-16-02939-102



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 15 | HARDTILE 30    |
| 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          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |                    |    |
|----------|--------------------|----|
| Quality  | 05                 | 05 |
| DOR CODE | 0100 SINGLE FAMILY |    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 06 |
|---------|--|----------|----|

|                  |          |       |
|------------------|----------|-------|
| NEIGHBORHOOD/LOC | 12416.00 | 1.00/ |
|------------------|----------|-------|

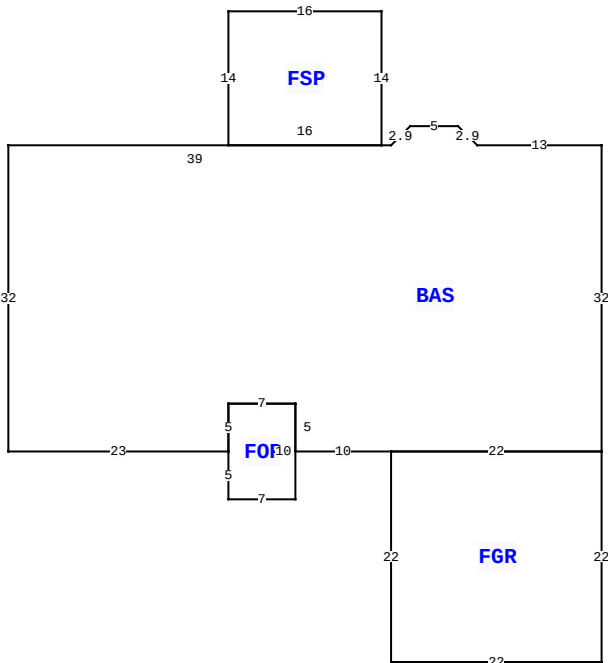
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,963            | 100         |      | 1,963        | 199,987              |
| FGR       | 484              | 55          |      | 266          | 27,099               |
| FOP       | 70               | 30          |      | 21           | 2,139                |
| FSP       | 224              | 40          |      | 90           | 9,169                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,741 |  |  | 2,340 | 238,395 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1,272.00 | UT | 2.00  |
| 2              | 0280       | POOL R/CON  | 0   | 100 | 17 | 35 | 595.00   | UT | 70.00 |
| 3              | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  |
| 4              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 10/13/2023 | BY | KS |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                                                 |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                                               | 01  | 2,340     | 115.1390    | 128.96         | 301,766        | 2004 | 2004 | 0    | 0    |
| 1 SINGLE FAM 100% - 2005 Heated Area: 1963 HX Base Yr 2005                         |     |           |             |                |                |      |      |      |      |
|  |     |           |             |                |                |      |      |      |      |

|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 162 SW CREEKSIDE LN, LAKE CITY | BLD DATE | LGL DATE  | 04/03/2025 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| L N | 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  | 1,272.00 | UT | 2.00  | 2.00           | 100       | 2004    | 2004        | 3 | 100    | 2,544           |       |
| 2   | 0280       | POOL R/CON  | 0   | 100 | 17 | 35 | 595.00   | UT | 70.00 | 70.00          | 100       | 2012    | 2012        | 3 | 71     | 29,572          |       |
| 3   | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2012    | 2012        | 3 | 100    | 4,000           |       |
| 4   | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 600             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 36,716    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 0100     | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.70 | Total Land Value: 35,000 | Market: 0 | Agricultural: 0 | Common: 35,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 238,395     |        |
| TOTAL MARKET OB/XF VALUE  |  | 36,716      |        |
| TOTAL LAND VALUE - MARKET |  | 35,000      |        |
| TOTAL MARKET VALUE        |  | 310,111     |        |
| SOH/AGL Deduction         |  | 111,740     |        |
| ASSESSED VALUE            |  | 198,371     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 147,649     |        |
| TOTAL JUST VALUE          |  | 310,111     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 314,378     |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 29836      | POOL        | 240 | 12/21/2011 |
| 21625      | SFR         | 581 | 03/17/2004 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1025/2297                      | 9/10/2004 | WD        | Q   | I   |        | 167,000    |  |
| GRANTOR: TRENT GIEBEIG CONSTRU |           |           |     |     |        |            |  |
| GRANTEE: WILLIAM B BRANNON J   |           |           |     |     |        |            |  |
| 1012/1448                      | 4/06/2004 | WD        | Q   | V   | 06     | 19,900     |  |
| GRANTOR: PETER W GIEBEIG       |           |           |     |     |        |            |  |
| GRANTEE: TRENT GIEBEIG CONST   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS= W13 L2 U2 W5 D2 L2 W1 FSP= N14 W16 S14 E16\$ W39 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E10 FGR= S22 E22 N22 W22\$ E22 N32\$. |  |  |  |  |  |  |  |