

LOT 3 CREEKSIDE S/D.
WD 1037-2645, WD 1089-1086,
POA TO BRIAN S CRAWFORD IN ORB

HITSON ALVIN
178 SW CREEKSIDE LANE
LAKE CITY, FL 32025

2026

12-4S-16-02939-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	1,926	100		1,926	197,620
FGR	538	55		296	30,371
FOP	88	30		26	2,667
FOP	114	30		34	3,488
TOTALS	2,666			2,282	234,149

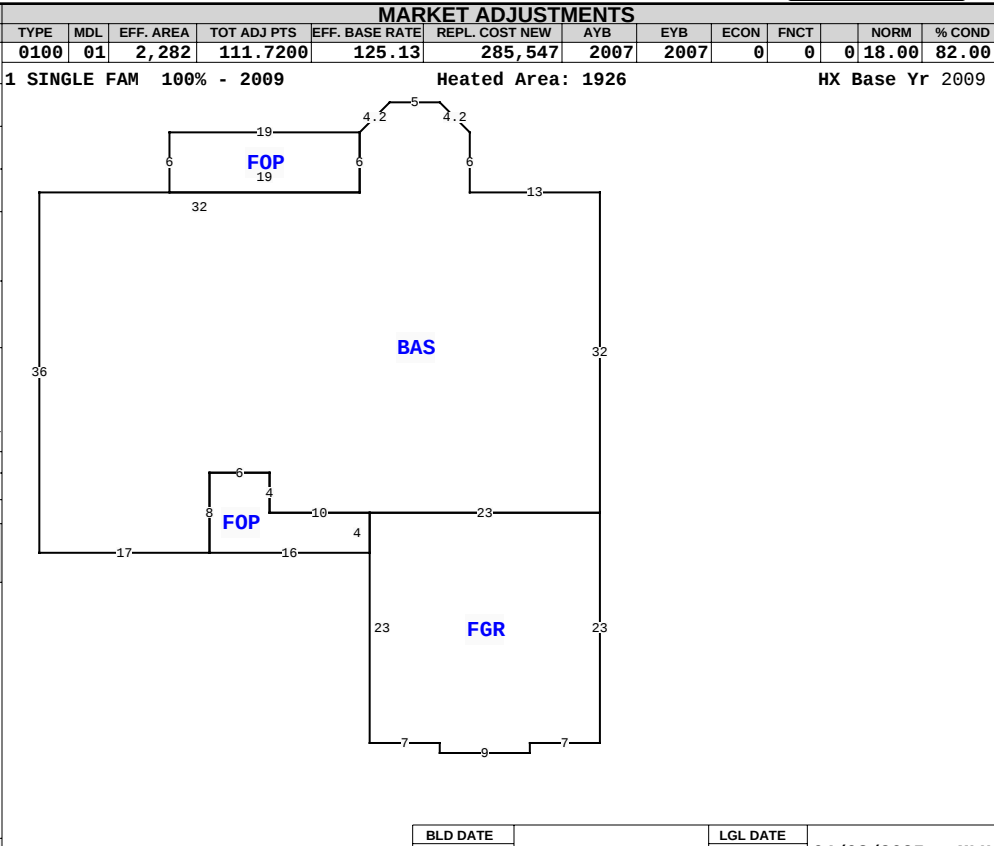
EXTRA FEATURES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1,578.00	UT	3.00	3.00	100	2007	2007	3	100	4,734	
3	0030	BARN, MT	0	0	24	25	600.00	UT	9.00	9.00	100	2011	2011	3	100	5,400	
4	0166	CONC, PAVMT	0	100	0	0	1,168.00	UT	2.00	2.00	100	2011	2011	3	100	2,336	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 11/13/2024 BY JS



178 SW CREEKSIDE LN, LAKE CITY

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

TOTAL OB/XF 16,470

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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: 0.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		234,149
TOTAL MARKET OB/XF VALUE		16,470
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		285,619
SOH/AGL Deduction		100,104
ASSESSED VALUE		185,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,793
TOTAL JUST VALUE		285,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051037	Roof Replacement	27,000	10/11/2024
29353	GARAGE	30	04/27/2011
24800	SFR	730	07/28/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1158/0070	8/27/2008	WD	Q	I	
GRANTOR: DARRYL ALLEN					SALE PRICE
GRANTEE: ALVIN HITSON					
1089/1086	7/11/2006	WD	Q	V	
GRANTOR: RAUL J FERNANDEZ					54,000
GRANTEE: DARRYL F ALLEN					

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N6 L3 U3 W5 D3 L3 FOP= W19 S6 E19 N6\$ S6 W32 S36 E17 FOP= E16 N4 W10 N4 W6 S8\$ N8 E6 S4 E10 FGR= S23 E7 S1 E9 N1 E7 N23 W23\$ E23 N32\$.

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