

DECASTRO CESAR FERNANDEZ/FERNANDEZ SONIA
206 SW CREEKSIDE LN
LAKE CITY, FL 32024

12-4S-16-02939-104

ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 100

Roof Structure

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

15

HARDTILE 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

3

100

Frame Stories

02

WOOD FRAME 100

Architectural Units

01

1. 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

2,712

100

2,712

287,660

FOP

162

30

49

5,198

FSP

182

40

73

7,743

FSP

373

40

149

15,805

TOTALS

3,429

2,983

316,405

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

0169

FENCE/WOOD

0100

0

0

218.00

UT

10.00

10.00

80

2005

2005

3

80

1,744

2

0166

CONC,PAVMT

0100

0

0

2,013.00

UT

2.50

2.50

100

2005

2005

3

100

5,033

3

0280

POOL R/CON

0100

11

22

242.00

UT

70.00

70.00

100

2005

2005

3

51

8,639

4

0282

POOL ENCL

0100

32

42

1,344.00

UT

15.00

15.00

100

2006

2006

3

40

8,064

5

0296

SHED METAL

0100

0

0

1.00

UT

0.00

0.00

100

2009

2009

3

100

800

6

0296

SHED METAL

0100

12

24

288.00

UT

11.00

11.00

100

2009

2009

3

100

3,168

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

1.05

35,000.00

36,750.00

36,750

REVIEW DATE

06/20/2023

BY

KS

Total Acres:

0.75

Total Land Value:

36,750

Market:

0

Agricultural:

0

Common:

36,750

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,983

121.2500

130.95

390,624

2005

2005

0

0

0

19.00

81.00

1 SINGLE FAM - 100% - 2006

Heated Area: 2712

HX Base Yr 2006

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

316,405

TOTAL MARKET OB/XF VALUE

27,448

TOTAL LAND VALUE - MARKET

36,750

TOTAL MARKET VALUE

380,603

SOH/AGL Deduction

131,273

ASSESSED VALUE

249,330

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

198,608

TOTAL JUST VALUE

380,603

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

370,865

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1024/1182

8/25/2004

WD

Q

V

22,000

GRANTOR: GIEBEIG

GRANTEE: CESAR FERNANDEZ DEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S3 FSP= W42 S10 E14 D2 R2 R2 U2 E7 N3 E17 N7\$ S7 FSP= W17 S3 D3 R3 S6 E14 N12\$ S12 W14 N6 L3 U3 W7 D2 L2 L2 U2 W14 S57 E24 N14 FOP= E18 N9 W18 S9\$ N9 E18 S7 E14 N19 E2 N15 E2 N20\$.