LOT 6 CREEKSIDE S/D.
WD 1010-385, WD 1059-160,
WD 1297-1977,

DURRANCE VICKIE
258 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-106

BUILDING CHARACTERISTICS

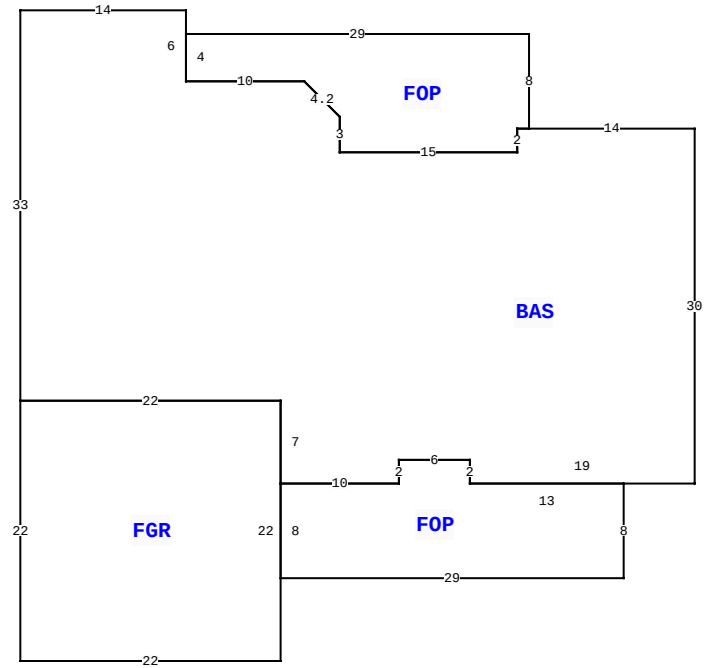
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
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	1,702	100		1,702	188,323
FGR	484	55		266	29,432
FOP	215	30		64	7,082
FOP	244	30		73	8,078
TOTALS	2,645			2,105	232,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	123.4926	138.31	291,143	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 1702 HX Base Yr 2016



258 SW CREEKSIDE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,914
TOTAL MARKET OB/XF VALUE		6,468
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,382
SOH/AGL Deduction		92,547
ASSESSED VALUE		181,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,113
TOTAL JUST VALUE		274,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047380	Roof Replacement	9,000	06/02/2023
22644	SFR	510	12/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1297/1977	7/06/2015	WD	Q	I	01	164,000
GRANTOR: MARY E COFFEEN CARLEY						
GRANTEE: VICKIE DURRANCE						
1059/0160	9/12/2005	WD	Q	I		195,000
GRANTOR: DD OF NORTH FLORIDA						
GRANTEE: MARY E COFFEEN CARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N8 W29 S4 E10 D3 R3 S3 E15 N2 E1$ W1 S2 W15 N3 L3 U3 W10 N6 W14 S33 FGR= S22 E22 N22 W22$ E22 S7 FOP= S8 E29 N8 W13 N2 W6 S2 W10$ E10 N2 E6 S2 E19 N30$.

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	100	0	0	1,187.00	UT	2.50	2.50	100	2005	2005	3	100	2,968	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,468

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	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 10/13/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS