LOT 7 CREEKSIDE S/D.
ORB 994-572, 1007-1497

POSEY WILLIAM C & BETTY N/POSEY BETTY N
280 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 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	06	06

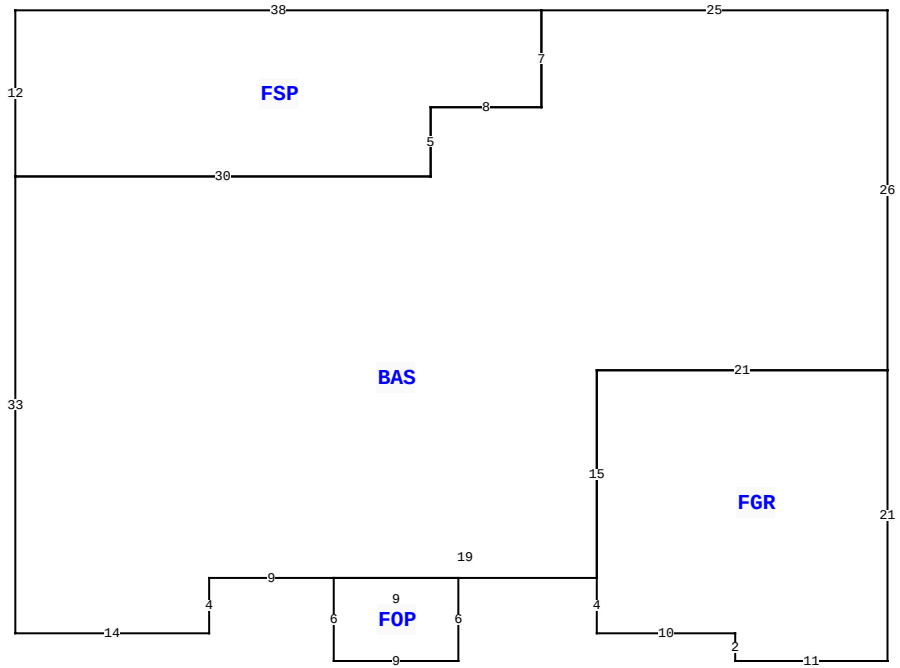
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100		1,908	164,340
FGR	421	55		232	19,983
FOP	54	30		16	1,378
FSP	416	40		166	14,298
TOTALS	2,799			2,322	199,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,322	112.2660	125.74	291,968	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2005 Heated Area: 1908 HX Base Yr 2005



280 SW CREEKSIDE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,998
TOTAL MARKET OB/XF VALUE		3,574
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,572
SOH/AGL Deduction		73,083
ASSESSED VALUE		165,489
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		64,767
TOTAL JUST VALUE		238,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052469	Roof Replacement	18,500	03/03/2025
21059	SFR	343	09/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1007/1497	2/13/2004	WD	Q	I		161,357
GRANTOR: AARON SIMQUE HOMES						
GRANTEE: POSEY						
0994/0572	9/05/2003	WD	Q	V		22,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: AARON SIMQUE HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W38 S12 E30 N5 E8 N7$ S7 W8 S5 W30 S33 E14 N4 E9 FOP= S6 E9 N6 W9$ E19 FGR= S4 E10 S2 E11 N21 W21 S15$ N15 E21 N26$.

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	1,528.00	UT	1.75	1.75	100	2004	2004	3	100	2,674	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 3,574

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS