LOT 8 CREEKSIDE S/D. 990-1567
(DC VIVIAN MYTYCH 1042-1991),
PROB 1259-2237, QCD 1269-1409,

DURRANCE JAMES M/DURRANCE SHANNON M
302 SW CREEKSIDE LN
LAKE CITY, FL 32024

2026

12-4S-16-02939-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

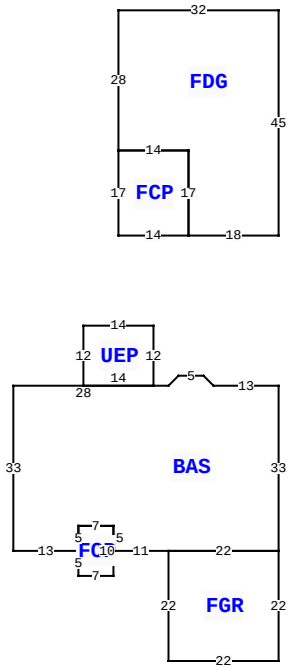
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,728	100		1,728	167,968
FCP	238	25		60	5,832
FDG	1,202	60		721	70,084
FGR	484	55		266	25,856
FOP	70	30		21	2,041
UEP	168	60		101	9,818
TOTALS	3,890			2,897	281,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,897	111.2640	124.62	361,024	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2017 Heated Area: 1728 HX Base Yr 2017



302 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		281,599
TOTAL MARKET OB/XF VALUE		26,854
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		343,453
SOH/AGL Deduction		119,874
ASSESSED VALUE		223,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,857
TOTAL JUST VALUE		343,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35184	POOL	175	04/17/2017
20956	SFR	314	08/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/2099	10/10/2014	WD	Q	I	01	175,000
GRANTOR: RICHARD W & WILLIAM L						
GRANTEE: JAMES M & SHANNON M						
1269/1409	2/12/2014	QC	U	I	11	100
GRANTOR: SUSAN MYTYCH						
GRANTEE: RICHARD W MYTYCH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W5 D2 L2 W3 UEP= N12 W14 S12 E14$ W28 S33 E13 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S22 E22 N22 W22$ E22 N33$ PTR= N30 FDG= N45 W32 S28 FCP= S17 E14 N17 W14$ E14 S17 E18$ S30$.

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	2,660.00	UT	2.00	2.00	100	2003	2003	3	100	5,320	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
3	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2017	2017	3	84	16,934	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 26,854

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