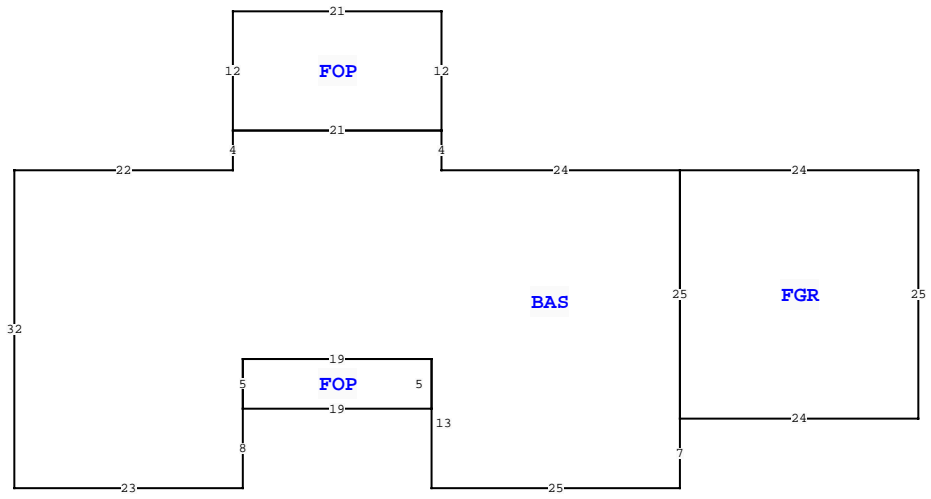




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,415	118.8000	128.30	309,844	2004	2004	0	0	20.00	80.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 1981 HX Base Yr													



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	1,981	100		1,981	203,330
FGR	600	55		330	33,871
FOP	95	30		28	2,874
FOP	252	30		76	7,801
TOTALS	2,928			2,415	247,875

330 SW CREEKSIDE LN, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0		2.00	2.00	100	2004	2004	3	100	2,156	

TOTAL OB/XF 2,156

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			247,875	
TOTAL MARKET OB/XF VALUE			2,156	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			285,031	
SOH/AGL Deduction			0	
ASSESSED VALUE			285,031	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			285,031	
TOTAL JUST VALUE			285,031	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			276,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047396	Roof Replacement	19,971	06/06/2023
21109	SFR	353	09/26/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/101	3/23/2023	WD U	I	I	30	225,000
GRANTOR: SW CREEKSIDE LLC						
GRANTEE: CARRUTHERS STEVEN D						
1141/2758	1/30/2008	WD Q	I			205,000
GRANTOR: COREY F BANNISTER						
GRANTEE: SW CREEKSIDE LLC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 N4 FOP= N12 W21 S12 E21\$ W21 S4 W22 S32 E23 N8 FOP= E19 N5 W19 S5\$ N5 E19 S13 E25 N7 FGR= E24 N25 W24 S25\$ N25\$.													