

LOT 10 CREEKSIDE S/D.
WD 1000-634, WD 1029-2717, WD 10

MCLENDON ROY D/MCLENDON SHARON G
329 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-110

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		4 100
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	1,965	100		1,965	212,126
FGR	484	55		266	28,715
FOP	70	30		21	2,267
FOP	224	30		67	7,233
TOTALS	2,743			2,319	250,341

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0169	FENCE/WOOD	0	100	0	0	96.00	UT	10.00	10.00	
2	0120	CLFENCE 4	0	100	0	0	210.00	UT	6.00	6.00	
3	0166	CONC, PAVMT	0	100	0	0	1,633.00	UT	2.50	2.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE 0100 MDL 01 EFF. AREA 2,319 TOT ADJ PTS 120.4780 EFF. BASE RATE 134.94 REPL. COST NEW 312,926 AYB 2005 EYB 2005 ECON 0 FNCT 0 NORM 20.00 % COND 80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1965 HX Base Yr 2006

Site map showing property layout with areas labeled BAS, FOP, FGR, and FOR. Dimensions are provided for various sections.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

329 SW CREEKSIDE LN, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,341	
TOTAL MARKET OB/XF VALUE		6,303	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		291,644	
SOH/AGL Deduction		98,631	
ASSESSED VALUE		193,013	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		142,291	
TOTAL JUST VALUE		291,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002	SFR	576	04/08/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/95	5/04/2023	LE	U	I	14	100	
GRANTOR: MCLENDON ROY D (ENH L							
GRANTEE: MCLENDON TIMOTHY D							
1053/1153	7/29/2005	WD	Q	I		199,900	
GRANTOR: TRENT GIEBEIG CONSTRU							
GRANTEE: ROY D & SHARON G MC							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W21 FOP= N14 W16 S14 E16\$ W17 L2 U2 W6 D2 L2 W14 S32 FGR= S22 E22 N22 W22\$ E32 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E23 N32\$.											