LOT 13 CREEKSIDE S/D.
990-894, LE 1458-732,

MARKS ROSALIE G
178 SW LUCY CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

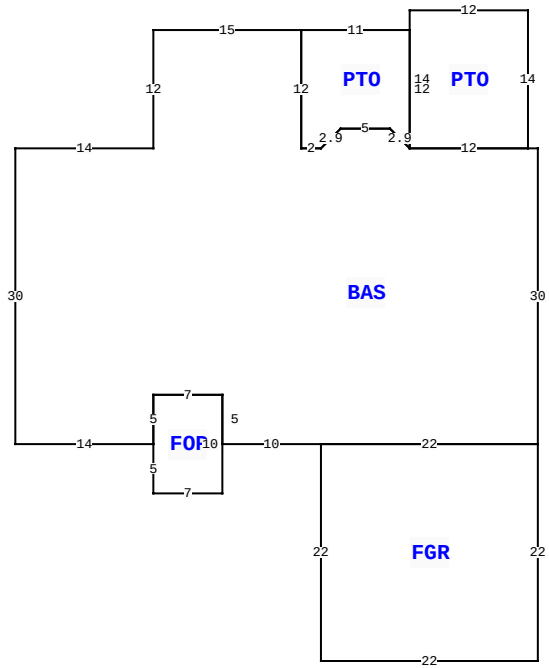
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,749	100		1,749	178,530
FGR	484	55		266	27,152
FOP	70	30		21	2,144
PTO	118	5		6	613
PTO	168	5		8	817
TOTALS	2,589			2,050	209,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	116.9190	130.95	268,448	2004	2004	0	0	0	22.05	77.95

1 SINGLE FAM 0% - 0 Heated Area: 1749 HX Base Yr



178 SW LUCY CT, 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	209,255
TOTAL MARKET OB/XF VALUE	5,042
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	249,297
SOH/AGL Deduction	0
ASSESSED VALUE	249,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,297
TOTAL JUST VALUE	249,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052936	Roof Replacement	14,130	04/25/2025
21626	SFR	532	03/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/732	1/31/2022	LE	U	I	14	0
GRANTOR: MARKS ROSALIE G						
GRANTEE: MARKS ROSALIE G						
0990/0894	7/31/2003	WD	Q	V		23,000
GRANTOR: GIEBEIG						
GRANTEE: MARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 PTO= N14 W12 S14 E12$ W12 PTO= N12 W11 S12 E2 R2 U2 E5 D2 R2 $ L2 U2 W5 D2 L2 W2 N12 W15 S12 W14 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E10 FGR= S22 E22 N22 W22$ E22 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	0	0	0	1,321.00	UT	2.00	2.00	100	2004	2004	3	100	2,642	
2	0294	SHED WOOD/	0	0	10	20	200.00	UT	12.00	12.00	100	2009	2009	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 5,042

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	0		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 05/13/2025 BY chuck Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS