

LOT 23 CREEKSIDE S/D.
WD 1009-363, WD 1134-720,
CT 1266-1392, SWD 1272-2717,

HILBERT TONYA R
176 SW PETER COYLE CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-123



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 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	1,861	100		1,861	193,492
FGR	600	55		330	34,310
FOP	146	30		44	4,575
FSP	153	40		61	6,342
TOTALS	2,760			2,296	238,720

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,296	117.5130	131.61	302,177	2004	2004	0	0	0 21.00	79.00
1 SINGLE FAM 100% - 2015				Heated Area: 1861				HX Base Yr 2015			
TOTALS			2,760							04/03/2025	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				238,720		
TOTAL MARKET OB/XF VALUE				5,850		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				279,570		
SOH/AGL Deduction				101,417		
ASSESSED VALUE				178,153		
TOTAL EXEMPTION VALUE				HX HB		50,722
BASE TAXABLE VALUE				127,431		
TOTAL JUST VALUE				279,570		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				282,592		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1,170.00	UT	2.00	2.00	100	2004
2	0120	CLFENCE	4 0 100	0	0	140.00	UT	6.50	6.50	100	2009
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2019
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	400.00	400.00	100	2024
5	0296	SHED METAL	0 100	0	0	1.00	UT	1,800.00	1,800.00	100	2024

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

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	35,000.00	35,000.00	35,000								