LOT 25 CREEKSIDE S/D.
WD 1027-800. WD 1057-668.

PRATER DAVID W/PRATER DELIA P
163 SW PETER COYLE CT
LAKE CITY, FL 32025-1414

2026

12-4S-16-02939-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

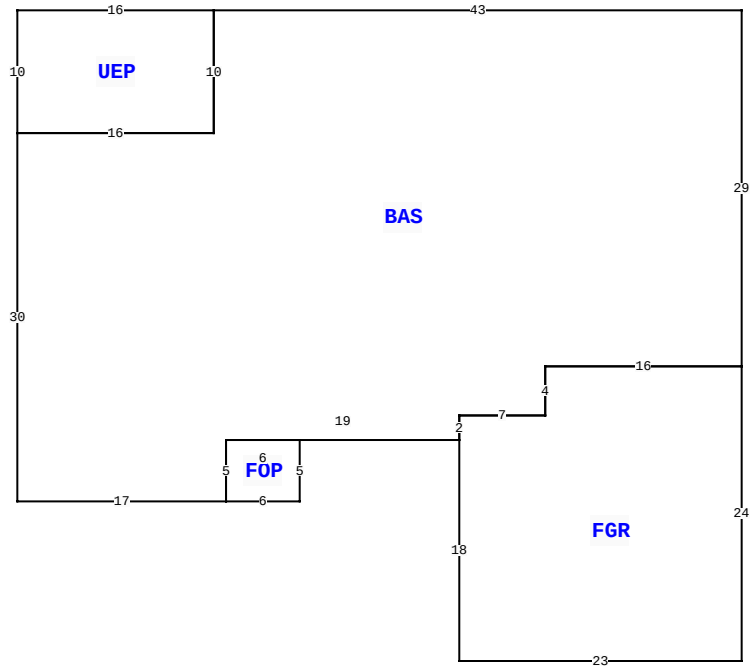
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,880	100		1,880	198,405
FGR	524	55		288	30,394
FOP	30	30		9	950
UEP	160	60		96	10,131
TOTALS	2,594			2,273	239,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	116.3260	130.29	296,149	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1880 HX Base Yr 2007



163 SW PETER COYLE 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		239,881
TOTAL MARKET OB/XF VALUE		4,510
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,391
SOH/AGL Deduction		102,150
ASSESSED VALUE		177,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,519
TOTAL JUST VALUE		279,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049677	Roof Replacement	23,285	04/23/2024
23644	SFR	550	09/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/0668	8/29/2005	WD	Q	V		28,000
GRANTOR: DARBY ROGERS COMPANY						
GRANTEE: DAVID W & DELIA P P						
1027/0800	10/01/2004	WD	Q	V		23,900
GRANTOR: GIEBEIG						
GRANTEE: DARBY ROGERS COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UEP= W16 S10 E16 N10$ S10 W16 S30 E17 FOP= E6 N5 W6 S5$ N5 E19 FGR= S18 E23 N24 W16 S4 W7 S2$ N2 E7 N4 E16 N29$.

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	1,084.00	UT	2.50	2.50	100	2006	2006	3	100	2,710	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,510

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 06/17/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS