LOT 28 CREEKSIDE S/D.
WD 1043-1503.

KOSCIOW DANIEL S/KOSCIOW JANET C
167 SW CREEKSIDE LANE
LAKE CITY, FL 32025-1423

2026

12-4S-16-02939-128

COLUMBIA COUNTY PROPERTY

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		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

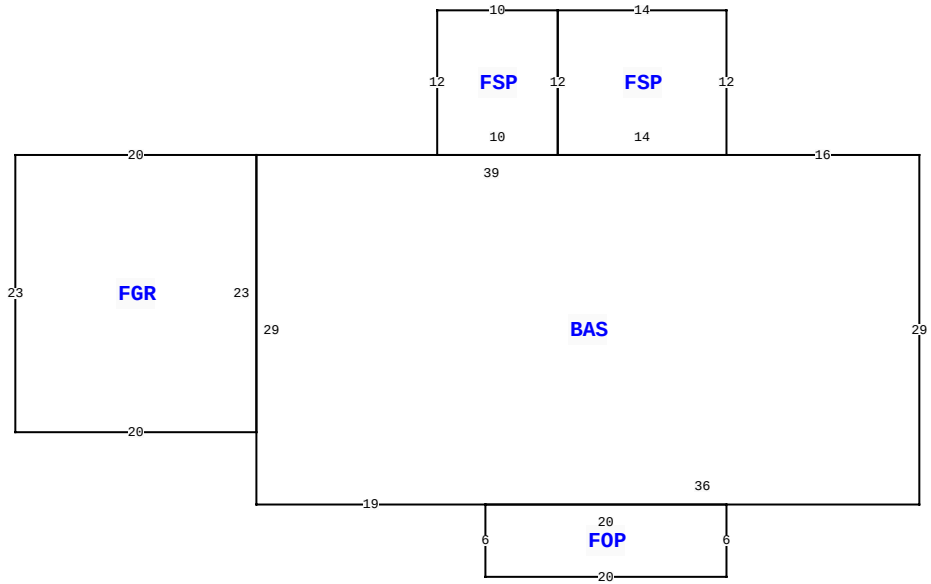
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	162,052
FGR	460	55		253	25,705
FOP	120	30		36	3,658
FSP	120	40		48	4,877
FSP	168	40		67	6,807
TOTALS	2,463			1,999	203,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	113.3930	127.00	253,873	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1595 HX Base Yr 2006



167 SW CREEKSIDE LN, 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		203,098
TOTAL MARKET OB/XF VALUE		8,378
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,476
SOH/AGL Deduction		88,827
ASSESSED VALUE		157,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,927
TOTAL JUST VALUE		246,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050834	Roof Replacement	23,500	09/16/2024
22467	SFR	493	11/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/1503	4/15/2005	WD	Q	I		154,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: DANIEL S & JANET C						
1043/1502	4/15/2005	WD	Q	V	06	100
GRANTOR: PETER W GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 FSP= W10 S12 E10 N12$ S12 E14$ W39 FGR= W20 S23 E20 N23$ S29 E19 FOP= S6 E20 N6 W20$ E36 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	1,513.00	UT	2.00	2.00	100	2005	2005	3	100	3,026	
2	0169	FENCE/WOOD	0	100	0	0	264.00	UT	18.00	18.00	100	2009	2009	3	100	4,752	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,378

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 11/13/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS