LOT 29 CREEKSIDE S/D.
1007-2499, WD 1117-237,QC 1286-2

DAUGHERTY DONALD
1282 NW DAKOTA GLN
LAKE CITY, FL 32055

2026

12-4S-16-02939-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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	04	04 100
Quality	05	05

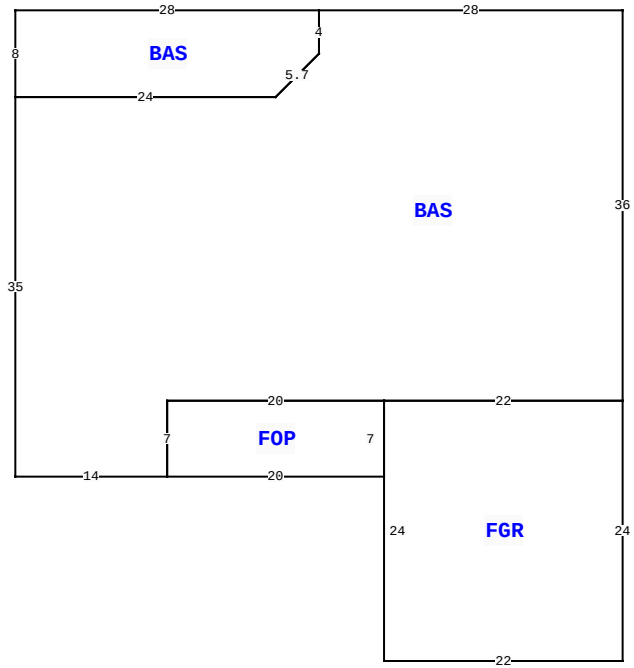
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	25,633
BAS	1,898	100		1,898	225,237
FGR	528	55		290	34,415
FOP	140	30		42	4,984
TOTALS	2,782			2,446	290,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,446	129.2137	144.72	353,985	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 2114 HX Base Yr 2022



128 SW INWOOD 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		290,268
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,918
SOH/AGL Deduction		52,548
ASSESSED VALUE		281,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,648
TOTAL JUST VALUE		333,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40717	REMODEL	0	10/15/2020
25751	SFR	592	04/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2423	10/03/2025	PB	U	I	18	0
GRANTOR: MCELHANEY WALTER R JR						
GRANTEE: DAUGHERTY DONALD						
1436/1794	5/03/2021	WD	Q	I	01	284,900
GRANTOR: CERVANTES PROPERTIES						
GRANTEE: MCELHANEY WALTER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 BAS= W28 S8 E24 R4 U4 N4$ S4 D4 L4 W24 S35 E14
FOP= E20 N7 W20 S7$ N7 E20 FGR= S24 E22 N24 W22$ E22 N36$.

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	1,450.00	UT	3.00	3.00	100	2007	2007	3	100	4,350	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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 10/13/2023 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS