LOT 38 CREEKSIDE S/D.
WD 1043-1112,WD 1085-1284,

VILLAR ORESTE/VILLAR CATHERINE N
494 SW BLAYLOCK CT
LAKE CITY, FL 32024

2026

12-4S-16-02939-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

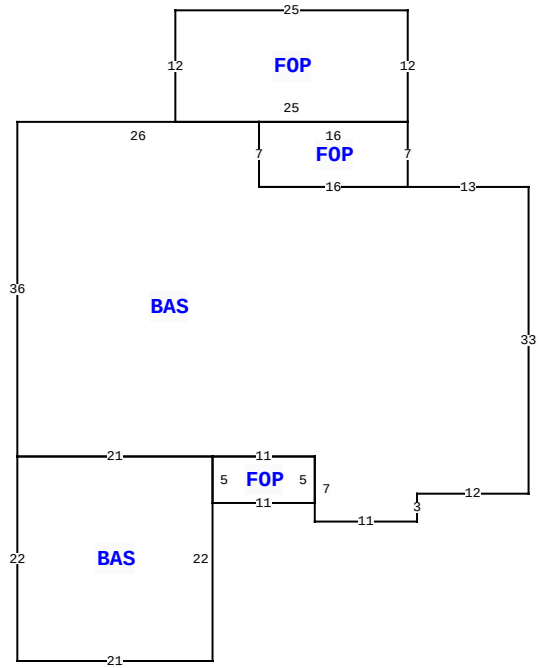
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	462	100		462	44,539
BAS	1,902	100		1,902	183,365
FOP	55	30		16	1,542
FOP	112	30		34	3,278
FOP	300	30		90	8,677
TOTALS	2,831			2,504	241,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	106.2720	119.02	298,026	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2025 Heated Area: 2364 HX Base Yr



335 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	241,401
TOTAL MARKET OB/XF VALUE	16,130
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	292,531
SOH/AGL Deduction	0
ASSESSED VALUE	292,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,531
TOTAL JUST VALUE	292,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23379	SFR	569	07/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/1802	10/27/2009	WD	Q	I	01	168,000
GRANTOR: CHAD R BICKFORD						
GRANTEE: ORESTE & CATHERINE						
1085/1284	5/31/2006	WD	Q	I		234,000
GRANTOR: TIMOTHY JAMES CARREND						
GRANTEE: CHAD R BICKFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N7 FOP= N12 W25 S12 E25$ W16 S7 E16$ W16 N7 W26 S36 BAS= S22 E21 N22 W21$ E21 FOP= S5 E11 N5 W11$ E11 S7 E11 N3 E12 N33$.

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	762.00	UT	3.00	3.00	100	2006	2006	3	100	2,286	
2	0166	CONC,PAVMT	0	0	28	30	1,632.00	UT	2.00	2.00	100	2017	2017	3	100	3,264	
3	0210	GARAGE U	0	0	0	0	840.00	UT	16.00	16.00	75	2017	2017	3	75	10,080	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,130

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 10/13/2023 BY KS Total Acres: 0.84 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/20/2025 BY SYS