LOT 41 CREEKSIDE S/D.
WD 1050-873, WD 1147-2174, WD 12

DELBENE GARY J/DELBENE GAIL C
265 SW INWOOD CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-141

BUILDING CHARACTERISTICS

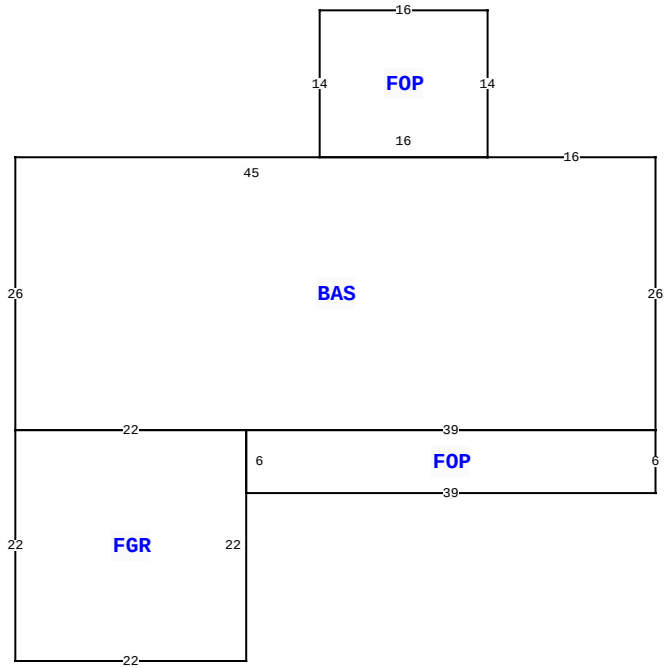
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,586	100		1,586	167,956
FGR	484	55		266	28,169
FOP	224	30		67	7,095
FOP	234	30		70	7,413
TOTALS	2,528			1,989	210,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	119.6910	134.05	266,625	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 1586 HX Base Yr 2023



265 SW INWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,634
TOTAL MARKET OB/XF VALUE		2,462
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		248,096
SOH/AGL Deduction		9,916
ASSESSED VALUE		238,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,458
TOTAL JUST VALUE		248,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22719	SFR	505	01/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/1249	5/24/2022	WD	Q	I	01	275,000
GRANTOR: COLBERT BRANDON						
GRANTEE: DELBENE GARY J						
/	11/18/2019	WD	Q	I	01	184,000
GRANTOR: DAVID LL GREEAR						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N14 W16 S14 E16$ W45 S26 FGR= S22 E22 N22 W22$ E22 FOP= S6 E39 N6 W39$ E39 N26$.

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	831.00	UT	2.00	2.00	100	2005	2005	3	100	1,662	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,462

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 JB Total Acres: 0.81 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS