

LOT 45 CREEKSIDE S/D.

DUKES DEREK M/DUKES FELICIA
177 SW INWOOD CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-145

WD 1017-81.QD 1062-2195.

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 80
Interior Floo	15	HARDTILE 20
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	2,154	100		2,154	218,153
FGR	420	55		231	23,395
FOP	87	30		26	2,633
FOP	187	30		56	5,671

TOTALS		2,848			2,467		249,853	
EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W	
1	0166	CONC, PAVMT		0	100	0	0	
2	0130	CLFENCE 5		0	100	0	0	
3	0031	BARN, MT AE		0	100	20	30	
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LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,467	114.4640	128.20	316,269	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2005 Heated Area: 2154 HX Base Yr 2005											
177 SW INWOOD CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU											

TOTAL OB/XF											
12,336											

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12,336											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				249,853			
TOTAL MARKET OB/XF VALUE				12,336			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				297,189			
SOH/AGL Deduction				104,332			
ASSESSED VALUE				192,857			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				142,135			
TOTAL JUST VALUE				297,189			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				300,351			