LOT 46 CREEKSIDE S/D.
WD 1027-2186.

CHRISTENSEN DONALD D/CHRISTENSEN SHARON L
157 SW INWOOD CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-146

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

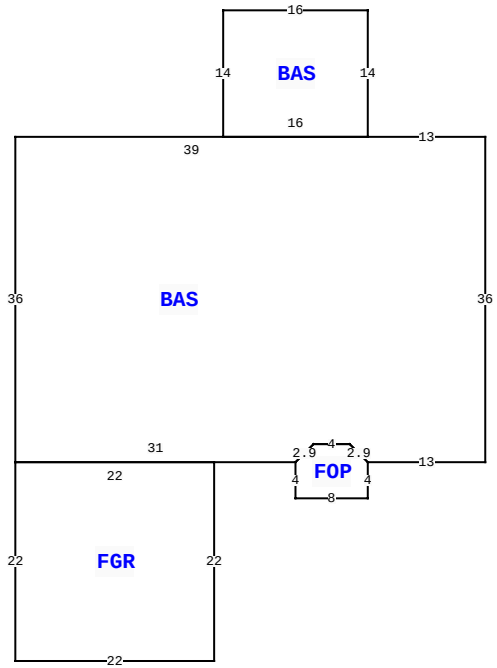
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	224	100		224	23,270
BAS	1,860	100		1,860	193,226
FGR	484	55		266	27,633
FOP	44	30		13	1,351
TOTALS	2,612			2,363	245,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	117.4140	131.50	310,734	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2084 HX Base Yr 2005



157 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		245,480
TOTAL MARKET OB/XF VALUE		5,111
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		285,591
SOH/AGL Deduction		103,045
ASSESSED VALUE		182,546
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,824
TOTAL JUST VALUE		285,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042701	Roof Replacement	19,676	09/07/2021
21412	SFR	566	01/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1027/2186	10/08/2004	WD	Q	I		163,900

GRANTOR: PETER W GIEBEIG
GRANTEE: DONALD D & SHARON L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N14 W16 S14 E16$ W39 S36 FGR= S22 E22 N22 W22$ E31 FOP= S4 E8 N4 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E13 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	1,449.00	UT	2.00	2.00	100	2004	2004	3	100	2,898	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	12.00	12.00	70	2009	2009	3	70	1,613	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,111

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