COMM A PT ON N LINE OF S1/2
OF NE1/4 OF NW1/4 AT INTERS
E R/W US-441, RUN E 400 FT

CREAMER DONALD EDWARD JR
P O BOX 1704
LAKE CITY, FL 32056-1704

2026

20-3S-17-05211-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

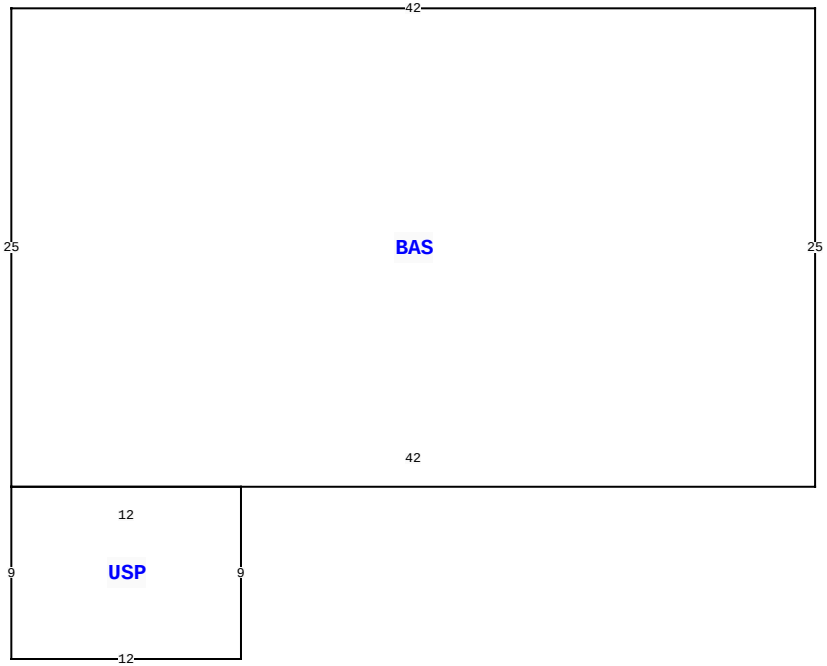
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	50,526
USP	108	35		38	1,828
TOTALS	1,158			1,088	52,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	66.0960	74.03	80,545	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1050 HX Base Yr



223 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,354
TOTAL MARKET OB/XF VALUE	950
TOTAL LAND VALUE - MARKET	10,890
TOTAL MARKET VALUE	64,194
SOH/AGL Deduction	0
ASSESSED VALUE	64,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,194
TOTAL JUST VALUE	64,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,194

LAND:1:1: ABOUT 1AC IS SWAMPY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047350	Electrical Servic	0	06/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1296/2771	6/23/2015	QC	U	I	11	100
GRANTOR: GREGORY STEPHEN CREAM						
GRANTEE: DONALD EDWARD CREAM						
1296/2764	6/19/2015	PR	U	I	18	100
GRANTOR: DONALD E CREAMER (PR						
GRANTEE: DONALD EDWARD CREAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 USP= S9 E12 N9 W12$ E42 N25$.

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	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 950

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	0000	C	VAC RES	0		00	0.00	0.00	87,120.00	SF		1.00	1.00	0.25	0.50	0.13	10,890							

REVIEW DATE 06/06/2023 BY TW Total Acres: 2.00 Total Land Value: 10,890 Market: 0 Agricultural: 0 Common: 10,890 PRINTED 11/18/2025 BY SYS