LOTS 1 THRU 3 PAT'S PARK S/D.
769-2129, DC 1495-2716, WD 1532-

CREEL JANET L
216 SW HILCREST ST
LAKE CITY, FL 32025

2026

26-3S-16-02308-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

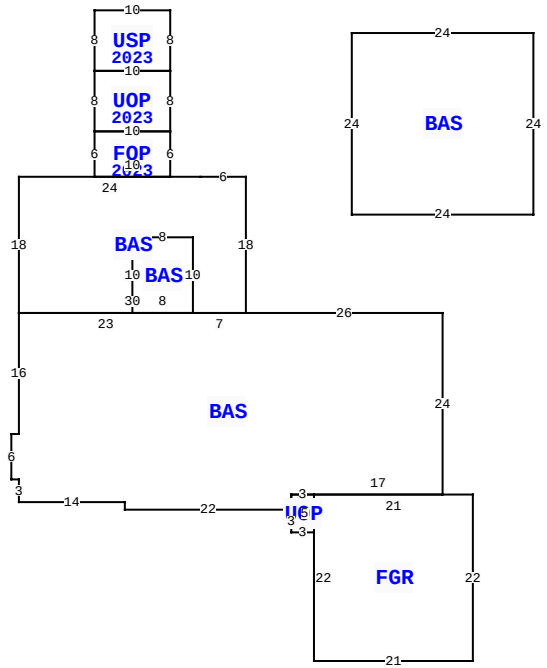
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,826
BAS	540	100		540	46,079
BAS	576	100		576	49,151
BAS	1,408	100		1,408	120,147
FGR	462	55		254	21,674
FOP	60	30	2023	18	1,536
UOP	15	20		3	256
UOP	80	20	2023	16	1,365
USP	80	35	2023	28	2,389
TOTALS	3,301			2,923	249,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,923	117.2160	131.28	383,731	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2604 HX Base Yr



1225 NW FRONTIER DR, 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	249,425
TOTAL MARKET OB/XF VALUE	6,167
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	318,592
SOH/AGL Deduction	0
ASSESSED VALUE	318,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,592
TOTAL JUST VALUE	318,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13717	ADDN SFR	110	03/04/1998
6516	SFR	51,000	10/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1648	2/04/2025	WD	Q	I	01	375,000
GRANTOR: CHAMBERS RONALD C REV						
GRANTEE: CREEL JANET L						
1495/2717	7/26/2023	QC	U	I	11	100
GRANTOR: CHAMBERS RONALD C						
GRANTEE: CHAMBERS RONALD C R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W7 W23 S16 W1 S6 E1 S3 E14 S1 E22 N2 E3 E17 N24 $
BAS=[ORIG=-12,-37] E24 S24 W24 N24 $
BAS=[ORIG=-26,0] N18 W6 W24 S18 E30 $
FGR=[ORIG=-17,24] S22 E21 N22 W21 $
BAS=[ORIG=-33,0] N10 W8 S10 E8 $
UOP=[YR=2023;ORIG=-46,-32] E10 S8 W10 N8 $
USP=[YR=2023;ORIG=-46,-40] E10 S8 W10 N8 $
FOP=[YR=2023;ORIG=-46,-24] E10 S6 W10 N6 $
UOP=[ORIG=-20,26] S3 E3 N5 W3 S2 $
.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,191.00	UT	1.40	1.40	100	0	0	3	100	3,067	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0	0	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,167

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-1	90.00	200.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							
2	0000	C	VAC RES	0			180.00	200.00	2.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	42,000							

REVIEW DATE 04/04/2025 BY TP Total Acres: 1.24 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/19/2025 BY SYS