LOT 7 BLOCK 1 GOLF MANOR S/D.
WD 1382-39, CT 1457-1714, WD 146

CREEL CYNTHIA LYNN
223 SE DUSTIN TER
LAKE CITY, FL 32025

2025

33-3S-17-06755-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

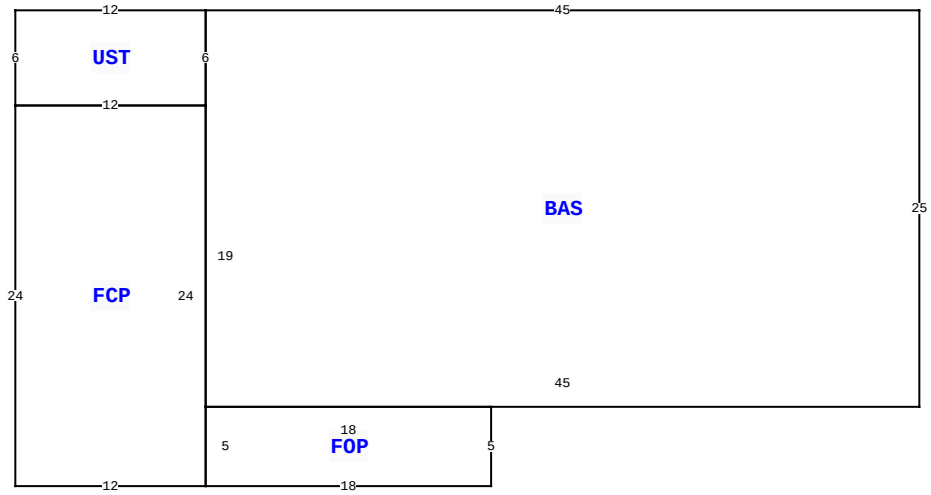
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100		1,125	140,918
FCP	288	25		72	9,019
FOP	90	30		27	3,382
UST	72	45		32	4,008
TOTALS	1,575			1,256	157,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,256	116.5000	130.48	163,883	1962	2020	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1125 HX Base Yr



223 SE DUSTIN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,328
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	176,178
SOH/AGL Deduction	0
ASSESSED VALUE	176,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,178
TOTAL JUST VALUE	176,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/2677	6/01/2022	WD	Q	I	01	182,000
GRANTOR: TRITON INVESTMENT GRO						
GRANTEE: CREEL CYNTHIA LYNN						
1457/1714	1/12/2022	CT	U	I	18	76,000
GRANTOR: CLERK OF COURT						
GRANTEE: TRITON INVESTMENT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UST= W12 S6 E12 N6$S6 FCP= W12 S24 E12 N24$ S19 FOP= S5 E18 N5 W18$ E45 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/08/2022 BY CP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/25/2025 BY SYS