

LOT 1 CREEKSIDE S/D.
 WD 1041-2043, WD 1202-2118,
 WD 1251-539, WD 1333-2467,

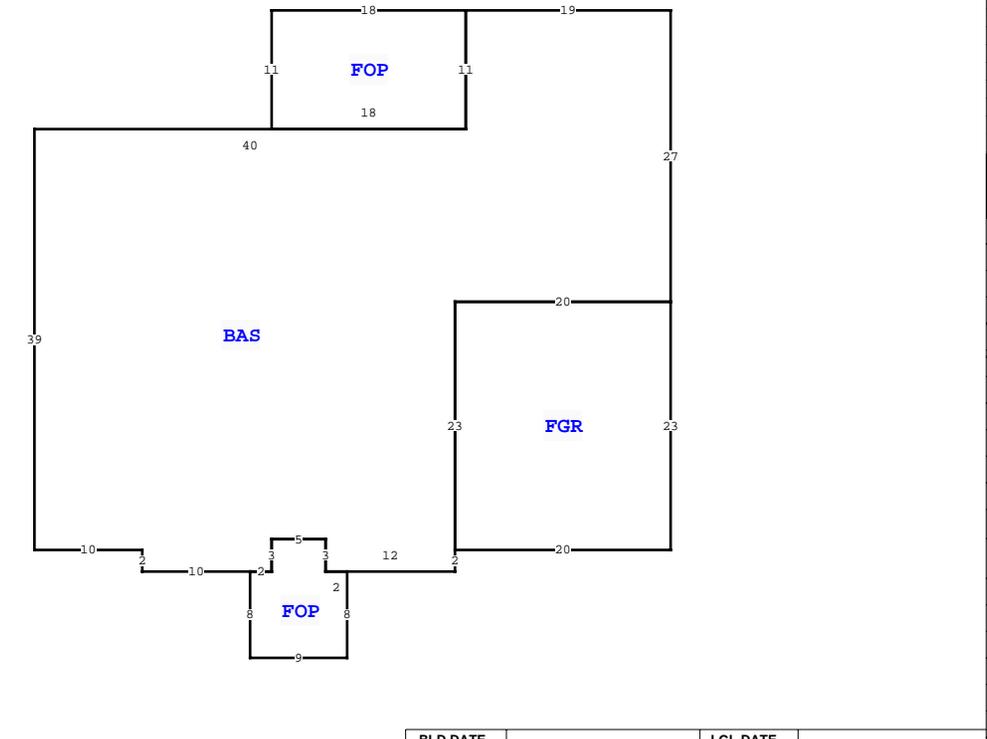
CHESHIRE KEVIN RAY/AMATO KRISTY LEIGH
 132 SW CREEKSIDE LN
 LAKE CITY, FL 32025

2026

12-4S-16-02939-101


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,431	118.3050	134.87	327,869	2004	2004	0	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2018 Heated Area: 2093 HX Base Yr 2018														



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	2,093	100		2,093	223,004
FGR	460	55		253	26,956
FOP	87	30		26	2,771
FOP	198	30		59	6,286
TOTALS	2,838			2,431	259,017

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			259,017	
TOTAL MARKET OB/XF VALUE			8,824	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			302,841	
SOH/AGL Deduction			111,676	
ASSESSED VALUE			191,165	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			139,754	
TOTAL JUST VALUE			302,841	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			301,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19847	SFR	369	08/13/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1333/2467	3/27/2017	WD Q	Q	I	01	204,900
GRANTOR: TERESA D SYKES						
GRANTEE: KEVIN RAY CHESHIRE						
1251/0539	3/14/2013	WD Q	Q	I	01	170,000
GRANTOR: ROBERT W & HEATHER W						
GRANTEE: TERESA D SYKES						

EXTRA FEATURES																
L N	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	UT	2.00	2.00	100	2005	2005	3	100	2,944	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	3,000	
3	0040	BARN, POLE	0	100	32	18	UT	2,880.00	2,880.00	100	2024	2023		100	2,880	

TOTAL OB/XF														8,824										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES													
BAS= W19 FOP= W18 S11 E18 N11\$ S11 W40 S39 E10 S2 E10 FOP= S8 E9 N8 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E12 N2 FGR= E20 N23 W20 S23\$ N23 E20 N27\$.													

BUILDING DIMENSIONS													
BAS= W19 FOP= W18 S11 E18 N11\$ S11 W40 S39 E10 S2 E10 FOP= S8 E9 N8 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E12 N2 FGR= E20 N23 W20 S23\$ N23 E20 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF		8,824								
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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							