

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

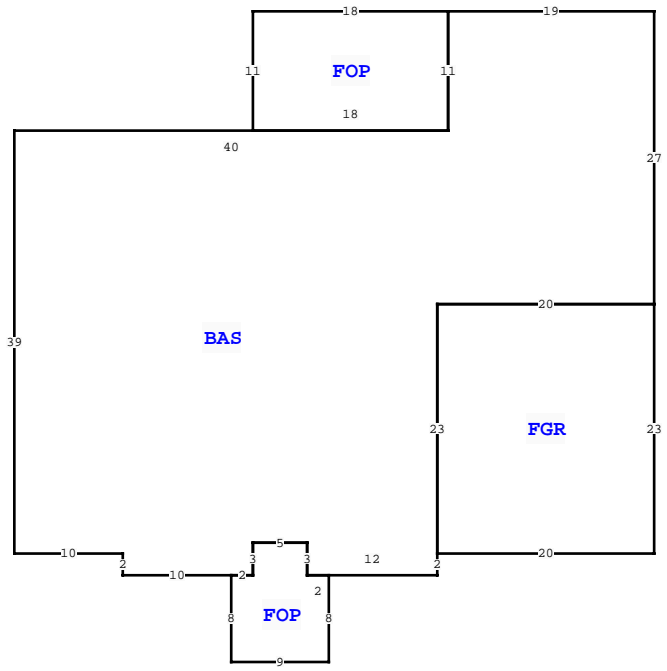
CHESHIRE KEVIN RAY/AMATO KRISTY LEIGH
 132 SW CREEKSIDE LN
 LAKE CITY, FL 32025

2026

12-4S-16-02939-101


BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	2,093	100	
FGR	460	55	
FOP	87	30	
FOP	198	30	
TOTALS	2,838		

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	132.50	322,108	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2018 Heated Area: 2093 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			254,465	
TOTAL MARKET OB/XF VALUE			8,824	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			298,289	
SOH/AGL Deduction			107,124	
ASSESSED VALUE			191,165	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			139,754	
TOTAL JUST VALUE			298,289	
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
1	0166	CONC, PAVMT	0	100	0	1,472.00	UT	2.00	2.00	100	2005
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019
3	0040	BARN, POLE	0	100	32	1.00	UT	2,880.00	2,880.00	100	2024

TOTAL OB/XF												8,824
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/14/2026			MLU						

BUILDING NOTES											

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
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							