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

**2027**

**12-4S-16-02939-101**

## BUILDING CHARACTERISTICS

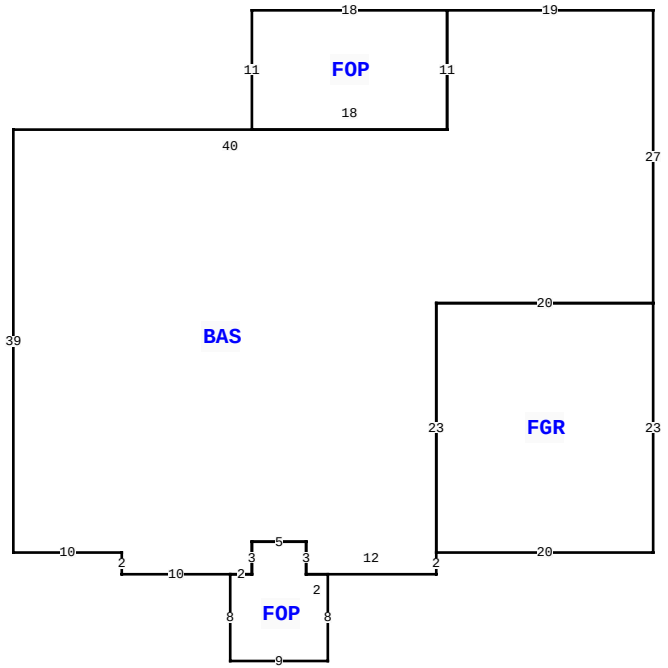
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,093 | 100 | | 2,093 | 215,183 |
| FGR | 460 | 55 | | 253 | 26,011 |
| FOP | 87 | 30 | | 26 | 2,673 |
| FOP | 198 | 30 | | 59 | 6,066 |
| TOTALS | 2,838 | | | 2,431 | 249,932 |

## 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 | 130.14 | 316,370 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 2093 HX Base Yr 2018




132 SW CREEKSIDE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,932 |
| TOTAL MARKET OB/XF VALUE | | 8,824 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 293,756 |
| SOH/AGL Deduction | | 96,856 |
| ASSESSED VALUE | | 196,900 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,489 |
| TOTAL JUST VALUE | | 293,756 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,289 |

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

## SALES DATA

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

## 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$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,472.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 2,944 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,000 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 32 | 18 | 1.00 | UT | 2,880.00 | 2,880.00 | 100 | 2024 | 2023 | | 100 | 2,880 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,824

| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 10/13/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS