

LOT 2 CREEKSIDE S/D.
 WD 1012-1448, WD 1025-2297,
 WD 1030-1415.

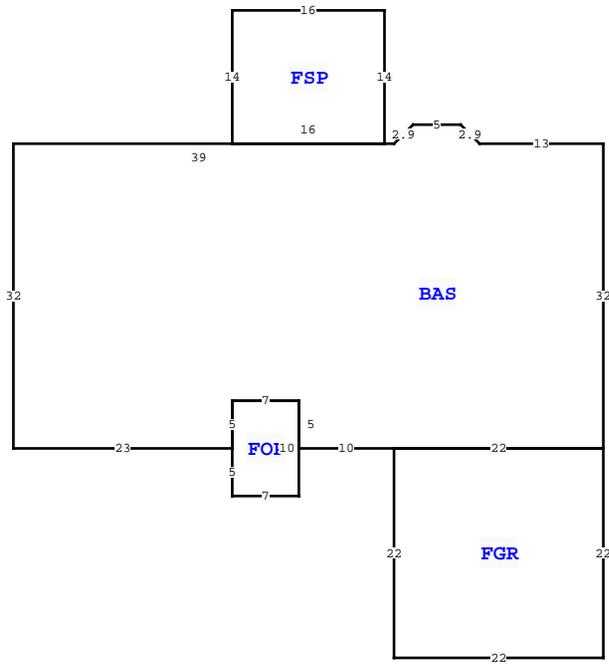
BRANNON WILLIAM B JR
 162 SW CREEKSIDE LN
 LAKE CITY, FL 32025

2026

12-4S-16-02939-102

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	70
Interior Floor	15	HARDTILE	30
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	1,963	100	
FGR	484	55	
FOP	70	30	
FSP	224	40	
TOTALS	2,741		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005	131.26	307,148	2004	2004	0	0	21.00	79.00
Heated Area: 1963 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		242,647	
TOTAL MARKET OB/XF VALUE		36,716	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		314,363	
SOH/AGL Deduction		116,570	
ASSESSED VALUE		197,793	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		146,382	
TOTAL JUST VALUE		314,363	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29836	POOL	240	12/21/2011
21625	SFR	581	03/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/2297	9/10/2004	WD Q	Q	I		167,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: WILLIAM B BRANNON J						
1012/1448	4/06/2004	WD Q	Q	V	06	19,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

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	1,272.00	UT	2.00	2.00	100	2004	2004	3	100	2,544	
2	0280	POOL R/CON	0	100	17	595.00	UT	70.00	70.00	100	2012	2012	3	71	29,572	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	4,000	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF												36,716												
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	

BUILDING DIMENSIONS	
BAS= W13 L2 U2 W5 D2 L2 W1 FSP= N14 W16 S14 E16\$ W39 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E10 FGR= S22 E22 N22 W22\$ E22 N32\$.	