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

2027

12-4S-16-02939-102

BUILDING CHARACTERISTICS

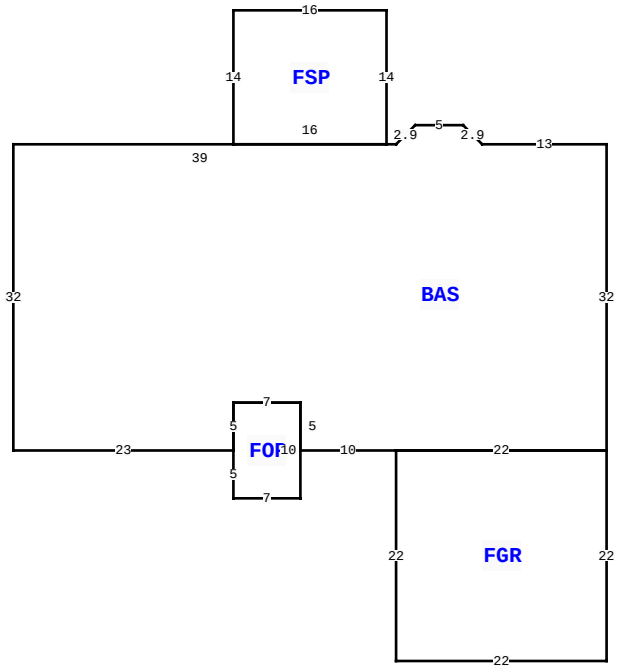
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100		1,963	196,405
FGR	484	55		266	26,614
FOP	70	30		21	2,101
FSP	224	40		90	9,005
TOTALS	2,741			2,340	234,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	115.1390	126.65	296,361	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1963 HX Base Yr 2005



162 SW CREEKSIDE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,125
TOTAL MARKET OB/XF VALUE		36,716
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		305,841
SOH/AGL Deduction		102,114
ASSESSED VALUE		203,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,316
TOTAL JUST VALUE		305,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055682	Roof Replacement	20,244	05/15/2026
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	I		167,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: WILLIAM B BRANNON J						
1012/1448	4/06/2004	WD	Q	V	06	19,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

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$.

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	1,272.00	UT	2.00	2.00	100	2004	2004	3	100	2,544	
2	0280	POOL R/CON	0	100	17	35	595.00	UT	70.00	70.00	100	2012	2012	3	71	29,572	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	4,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 36,716

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: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS