

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

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

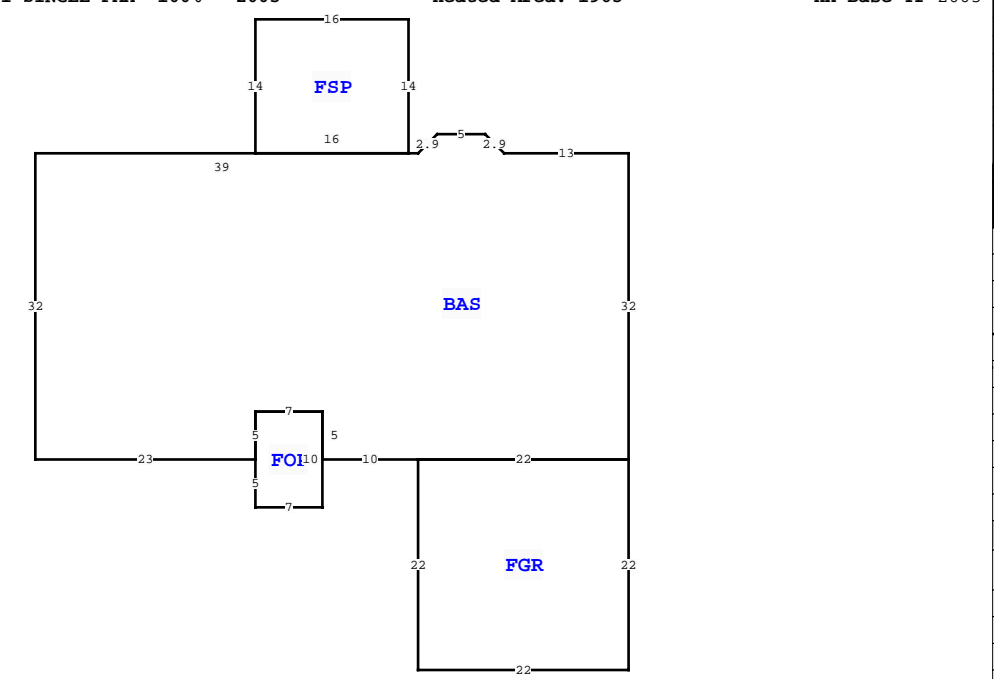
2026

12-4S-16-02939-102

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 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

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	128.96	301,766	2004	2004	0	0	21.00	79.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		238,395	
TOTAL MARKET OB/XF VALUE		36,716	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		310,111	
SOH/AGL Deduction		112,318	
ASSESSED VALUE		197,793	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		146,382	
TOTAL JUST VALUE		310,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,378	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100		1,963	199,987
FGR	484	55		266	27,099
FOP	70	30		21	2,139
FSP	224	40		90	9,169
TOTALS	2,741			2,340	238,395

162 SW CREEKSID LN, LAKE CITY

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

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	

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	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						

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\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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							