

LOT 3 CREEKSIDE S/D.
 WD 1037-2645, WD 1089-1086,
 POA TO BRIAN S CRAWFORD IN ORB

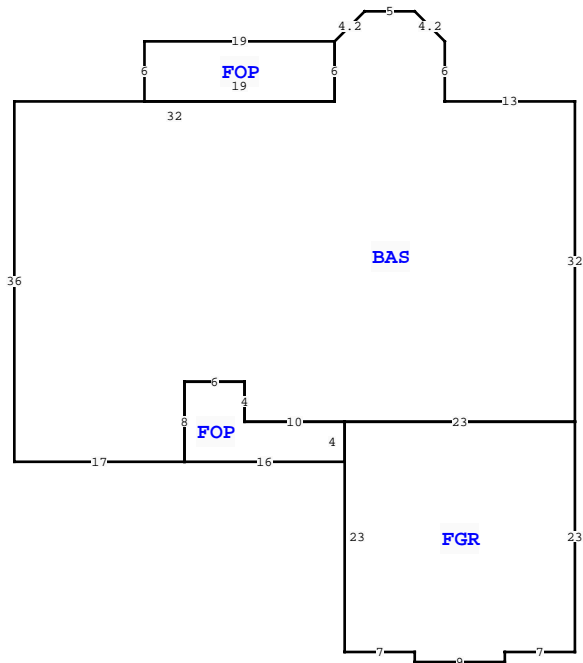
HITSON ALVIN
 178 SW CREEKSIDE LANE
 LAKE CITY, FL 32025

2026

12-4S-16-02939-103


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		
1	SINGLE FAM	100%	- 2009									Heated Area: 1926	HX Base Yr 2009



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	1,926	100		1,926	197,620
FGR	538	55		296	30,371
FOP	88	30		26	2,667
FOP	114	30		34	3,488
TOTALS	2,666			2,282	234,149

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,578.00	UT	3.00	3.00	100	2007	2007	3	100	4,734	
3	0030	BARN,MT	0	0	24	25	600.00	UT	9.00	9.00	100	2011	2011	3	100	5,400	
4	0166	CONC,PAVMT	0	100	0	0	1,168.00	UT	2.00	2.00	100	2011	2011	3	100	2,336	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	

178 SW CREEKSIDE LN, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/03/2025
														INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			234,149	
TOTAL MARKET OB/XF VALUE			16,470	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			285,619	
SOH/AGL Deduction			100,629	
ASSESSED VALUE			184,990	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			133,579	
TOTAL JUST VALUE			285,619	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			288,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051037	Roof Replacement	27,000	10/11/2024
29353	GARAGE	30	04/27/2011
24800	SFR	730	07/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1158/0070	8/27/2008	WD Q	Q	I		175,000
GRANTOR: DARRYL ALLEN						
GRANTEE: ALVIN HITSON						
1089/1086	7/11/2006	WD Q	Q	V		54,000
GRANTOR: RAUL J FERNANDEZ						
GRANTEE: DARRYL F ALLEN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 N6 L3 U3 W5 D3 L3 FOP= W19 S6 E19 N6\$ S6 W32 S36 E17 FOP= E16 N4 W10 N4 W6 S8\$ N8 E6 S4 E10 FGR= S23 E7 S1 E9 N1 E7 N23 W23\$ E23 N32\$.													

LAND DESCRIPTION														TOTAL OB/XF 16,470										
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							