

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

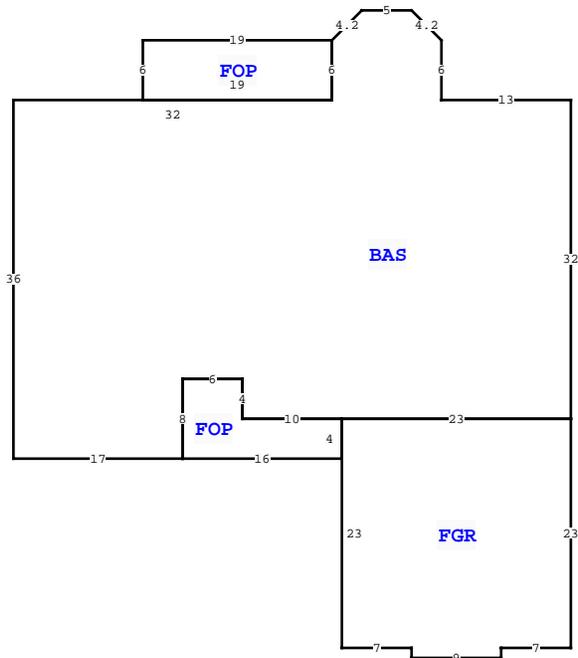
2026

12-4S-16-02939-103



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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	1,926	100	
FGR	538	55	
FOP	88	30	
FOP	114	30	
TOTALS	2,666		

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	127.36	290,636	2007	2007	0	0	18.00	82.00	Heated Area: 1926 HX Base Yr 2009	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			238,322
TOTAL MARKET OB/XF VALUE			16,470
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			289,792
SOH/AGL Deduction			104,802
ASSESSED VALUE			184,990
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			133,579
TOTAL JUST VALUE			289,792
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						

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	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	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	100	2011	2011	3	100	5,400	
4	0166	CONC,PAVMT	0	100	0	1,168.00	UT	2.00	2.00	100	2011	2011	3	100	2,336	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	

TOTAL OB/XF														16,470			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/03/2025			MLU											

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													
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										