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

**2027**

**12-4S-16-02939-103**

## BUILDING CHARACTERISTICS

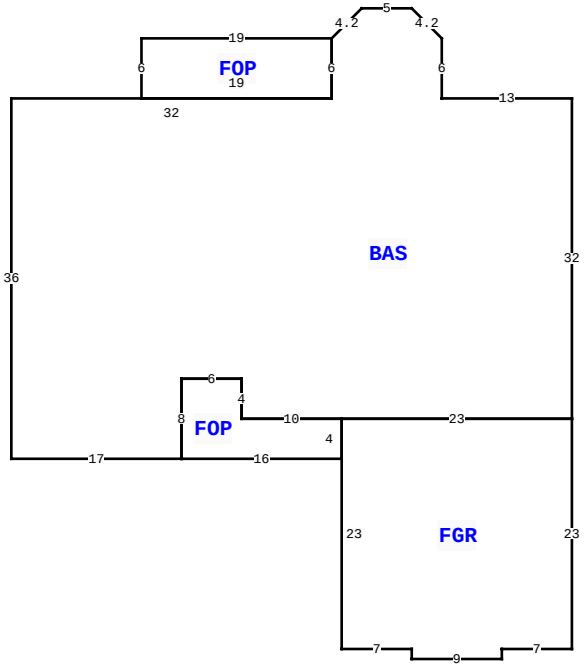
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 |
| 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 | 194,083 |
| FGR | 538 | 55 | | 296 | 29,828 |
| FOP | 88 | 30 | | 26 | 2,620 |
| FOP | 114 | 30 | | 34 | 3,426 |
| TOTALS | 2,666 | | | 2,282 | 229,957 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,282 | 111.7200 | 122.89 | 280,435 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2009 Heated Area: 1926 HX Base Yr 2009




178 SW CREEKSIDE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/03/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 229,957 |
| TOTAL MARKET OB/XF VALUE | 16,470 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 281,427 |
| SOH/AGL Deduction | 90,887 |
| ASSESSED VALUE | 190,540 |
| TOTAL EXEMPTION VALUE | HX HB 13 190,540 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 281,427 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 285,619 |

| 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 | I | | 175,000 |
| GRANTOR: DARRYL ALLEN | | | | | | |
| GRANTEE: ALVIN HITSON | | | | | | |
| 1089/1086 | 7/11/2006 | WD | 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$.

## 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 | 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 | 100 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,470

| 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 11/13/2024 BY JS Total Acres: 0.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS