LOT 4 CREEKSIDE S/D.
WD 1024-1182.

DECASTRO CESAR FERNANDEZ/FERNANDEZ SONIA
206 SW CREEKSIDE LN
LAKE CITY, FL 32024

2027

12-4S-16-02939-104

BUILDING CHARACTERISTICS

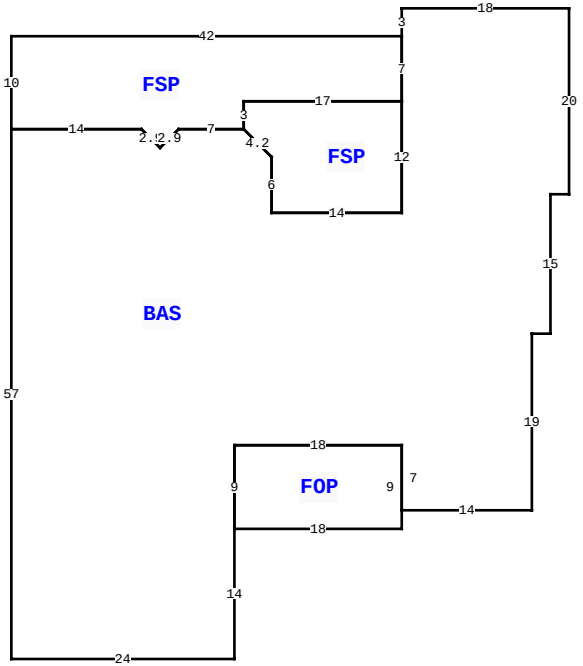
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,712	100		2,712	289,382
FOP	162	30		49	5,229
FSP	182	40		73	7,790
FSP	373	40		149	15,899
TOTALS	3,429			2,983	318,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	121.2500	133.38	397,873	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2712 HX Base Yr 2006



206 SW CREEKSIDE LN, LAKE CITY

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

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	0169	FENCE/WOOD	0	100	0	0	218.00	UT	10.00	10.00	80	2005	2005	3	80	1,744	
2	0166	CONC,PAVMT	0	100	0	0	2,013.00	UT	2.50	2.50	100	2005	2005	3	100	5,033	
3	0280	POOL R/CON	0	100	11	22	242.00	UT	70.00	70.00	100	2005	2005	3	47	7,962	
4	0282	POOL ENCL	0	100	32	42	1,344.00	UT	15.00	15.00	100	2006	2006	3	40	8,064	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
6	0296	SHED METAL	0	100	12	24	288.00	UT	11.00	11.00	100	2009	2009	3	100	3,168	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	318,298
TOTAL MARKET OB/XF VALUE	26,771
TOTAL LAND VALUE - MARKET	36,750
TOTAL MARKET VALUE	381,819
SOH/AGL Deduction	118,075
ASSESSED VALUE	263,744
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	212,333
TOTAL JUST VALUE	381,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047246	Roof Replacement	22,000	05/16/2023
24323	POOL ENCL	45	03/30/2006
23477	POOL	145	08/10/2005
23037	SFR	760	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/1182	8/25/2004	WD	Q	V		22,000

GRANTOR: GIEBEIG

GRANTEE: CESAR FERNANDEZ DEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S3 FSP= W42 S10 E14 D2 R2 R2 U2 E7 N3 E17 N7$ S7 FSP= W17 S3 D3 R3 S6 E14 N12$ S12 W14 N6 L3 U3 W7 D2 L2 L2 U2 W14 S57 E24 N14 FOP= E18 N9 W18 S9$ N9 E18 S7 E14 N19 E2 N15 E2 N20$.

LAND DESCRIPTION

TOTAL OB/XF 26,771

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	1.05	35,000.00	36,750.00	36,750							

REVIEW DATE 06/20/2023 BY KS Total Acres: 0.75 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 11/17/2026 BY SYS