LOT 5 CREEKSIDE S/D.
WD 1022-2390, WD 1315-499, DC 13

KLEINMEYER DONALD L/KLEINMEYER LISA
232 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-105

BUILDING CHARACTERISTICS

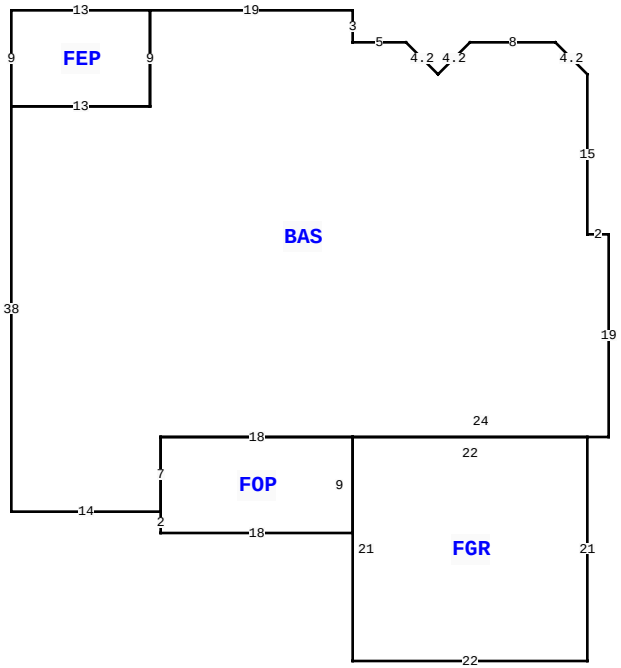
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
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	2,100	100		2,100	232,344
FEP	117	80		94	10,400
FGR	462	55		254	28,102
FOP	162	30		49	5,422
TOTALS	2,841			2,497	276,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,497	123.4800	138.30	345,335	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2100 HX Base Yr 2020



232 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	0166	CONC,PAVMT	0	100	0	0	1,635.00	UT	2.00	2.00	100	2005	2005	3	100	3,270	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
3	0280	POOL R/CON	0	100	10	23	230.00	UT	70.00	70.00	100	2011	2011	3	68	10,948	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		276,268
TOTAL MARKET OB/XF VALUE		17,318
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		328,586
SOH/AGL Deduction		84,030
ASSESSED VALUE		244,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,145
TOTAL JUST VALUE		328,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29446	POOL	175	06/01/2011
22313	SFR	587	09/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2378	3/05/2024	WD	U	I	11	100
GRANTOR: KLEINMEYER DONALD						
GRANTEE: KLEINMEYER DONALD						
1390/1006	7/25/2019	TR	U	I	19	170,100
GRANTOR: GORDON P JONES TRUSTE						
GRANTEE: DONALD L KLEINMEYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= W13 S9 E13 N9$ S9 W13 S38 E14 FOP= S2 E18 N9 W18 S7$ N7 E18 FGR= S21 E22 N21 W22$ E24 N19 W2 N15 L3 U3 W8 D3 L3 L3 U3 W5 N3$.

LAND DESCRIPTION

TOTAL OB/XF 17,318

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 10/13/2023 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS