

LOT 6 CREEKSIDE S/D.  
 WD 1010-385, WD 1059-160,  
 WD 1297-1977,

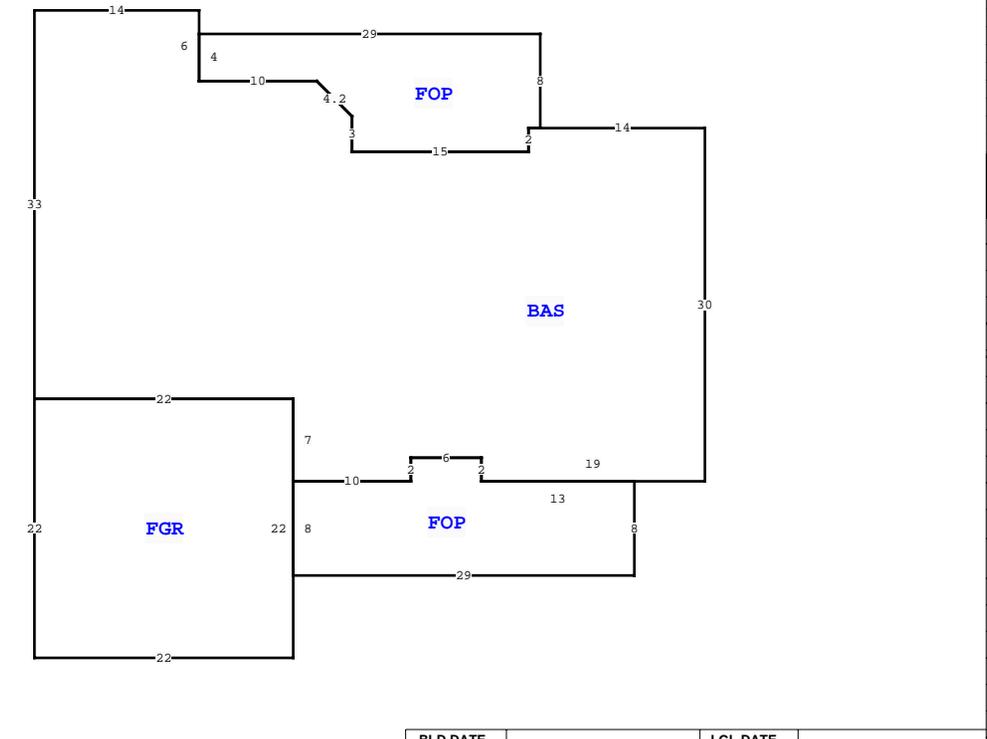
DURRANCE VICKIE  
 258 SW CREEKSIDE LN  
 LAKE CITY, FL 32025

**2026**

12-4S-16-02939-106  


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	14	CARPET 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,105	123.4926	140.78	296,342	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2016 Heated Area: 1702 HX Base Yr 2016													



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	1,702	100		1,702	191,686
FGR	484	55		266	29,958
FOP	215	30		64	7,208
FOP	244	30		73	8,222
<b>TOTALS</b>	<b>2,645</b>			<b>2,105</b>	<b>237,074</b>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			237,074	
TOTAL MARKET OB/XF VALUE			6,468	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			278,542	
SOH/AGL Deduction			97,236	
ASSESSED VALUE			181,306	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			129,895	
TOTAL JUST VALUE			278,542	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			277,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047380	Roof Replacement	9,000	06/02/2023
22644	SFR	510	12/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/1977	7/06/2015	WD Q	Q	I	01	164,000
GRANTOR: MARY E COFFEEN CARLEY						
GRANTEE: VICKIE DURRANCE						
1059/0160	9/12/2005	WD Q	Q	I		195,000
GRANTOR: DD OF NORTH FLORIDA						
GRANTEE: MARY E COFFEEN CARL						

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	0166	CONC, PAVMT	0	100	0	0	0	0	1,187.00	UT	2.50				2,968	
2	0169	FENCE/WOOD	0	100	0	0	0	0	1.00	UT	0.00				3,500	

TOTAL OB/XF														6,468	
258 SW CREEKSIDE LN, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU	

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W14 FOP= N8 W29 S4 E10 D3 R3 S3 E15 N2 E1\$ W1 S2 W15 N3 L3 U3 W10 N6 W14 S33 FGR= S22 E22 N22 W22\$ E22 S7 FOP= S8 E29 N8 W13 N2 W6 S2 W10\$ E10 N2 E6 S2 E19 N30\$.															

LAND DESCRIPTION																								
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							