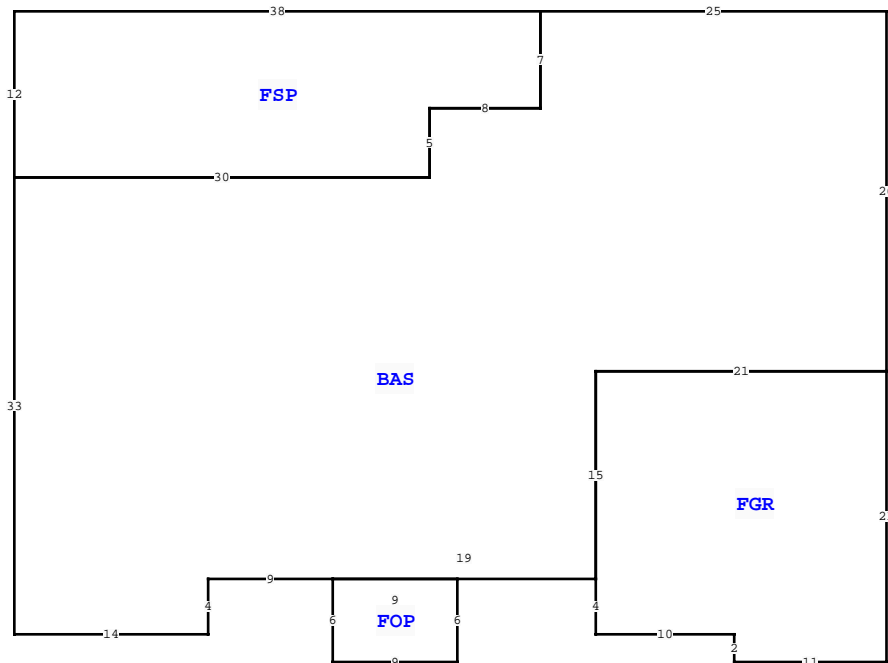




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	02	SHED	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual	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
BAS	1,908	100	
FGR	421	55	
FOP	54	30	
FSP	416	40	
TOTALS	2,799		

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%	- 2005		Heated Area: 1908					HX Base Yr	2005



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			199,998
TOTAL MARKET OB/XF VALUE			3,574
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			238,572
SOH/AGL Deduction			73,565
ASSESSED VALUE			165,007
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			63,596
TOTAL JUST VALUE			238,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052469	Roof Replacement	18,500	03/03/2025
21059	SFR	343	09/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1497	2/13/2004	WD Q	Q	I		161,357
GRANTOR: AARON SIMQUE HOMES						
GRANTEE: POSEY						
0994/0572	9/05/2003	WD Q	Q	V		22,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: AARON SIMQUE HOMES						

EXTRA FEATURES		280 SW CREEKSID LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100

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

BUILDING NOTES									
BAS= W25 FSP= W38 S12 E30 N5 E8 N7\$ S7 W8 S5 W30 S33 E14 N4 E9 FOP= S6 E9 N6 W9\$ E19 FGR= S4 E10 S2 E11 N21 W21 S15\$ N15 E21 N26\$.									

BUILDING DIMENSIONS									
BAS= W25 FSP= W38 S12 E30 N5 E8 N7\$ S7 W8 S5 W30 S33 E14 N4 E9 FOP= S6 E9 N6 W9\$ E19 FGR= S4 E10 S2 E11 N21 W21 S15\$ N15 E21 N26\$.									

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							