

LOT 8 CREEKSID S/D. 990-1567
 (DC VIVIAN MYTYCH 1042-1991),
 PROB 1259-2237, QCD 1269-1409,

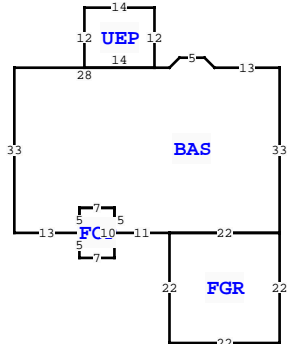
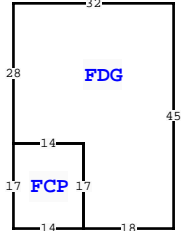
DURRANCE JAMES M/DURRANCE SHANNON M
 302 SW CREEKSID LN
 LAKE CITY, FL 32024

2026

12-4S-16-02939-108

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	90
Interior Floo	15	HARDTILE	10
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
BAS	1,728	100	
FCP	238	25	
FDG	1,202	60	
FGR	484	55	
FOP	70	30	
UEP	168	60	
TOTALS	3,890		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,897	111.2640	124.62	361,024	2003	2003	0	0	22.00	78.00	
1 SINGLE FAM 100% - 2017 Heated Area: 1728 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			281,599
TOTAL MARKET OB/XF VALUE			26,854
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			343,453
SOH/AGL Deduction			120,525
ASSESSED VALUE			222,928
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			171,517
TOTAL JUST VALUE			343,453
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35184	POOL	175	04/17/2017
20956	SFR	314	08/05/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/2099	10/10/2014	WD Q	Q	I	01	175,000
GRANTOR: RICHARD W & WILLIAM L						
GRANTEE: JAMES M & SHANNON M						
1269/1409	2/12/2014	QC U	I	11		100
GRANTOR: SUSAN MYTYCH						
GRANTEE: RICHARD W MYTYCH &						

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	2,660.00	UT 2.00	2.00	100	2003	2003	3	100	5,320	
2	0120	CLFENCE 4	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	1,600	
3	0280	POOL R/CON	0	100	12	24	0	288.00	UT 70.00	70.00	100	2017	2017	3	84	16,934	
4	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2019	2019	3	100	3,000	
TOTALS													26,854				

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								