LOT 9 CREEKSIDE S/D.
WD 1018-2280, WD 1141-2758, WD 1

CARRUTHERS STEVEN DAVID/CARRUTHERS LESLIE
330 SW CREEKSIDE LN
LAKE CITY, FL 32025

2026

12-4S-16-02939-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

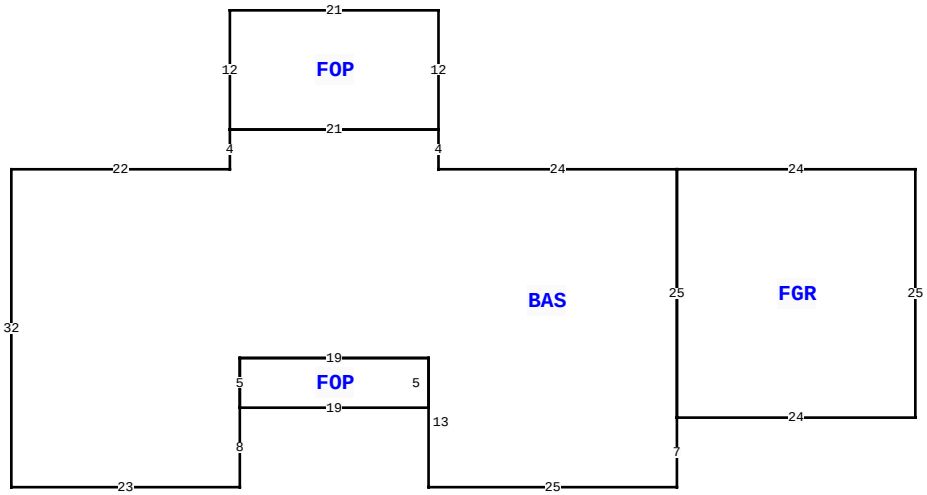
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,981	100		1,981	211,947
FGR	600	55		330	35,307
FOP	95	30		28	2,996
FOP	252	30		76	8,131
TOTALS	2,928			2,415	258,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,415	118.8000	135.43	327,063	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2024 Heated Area: 1981 HX Base Yr



330 SW CREEKSIDE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	258,380
TOTAL MARKET OB/XF VALUE	2,156
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	295,536
SOH/AGL Deduction	0
ASSESSED VALUE	295,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,536
TOTAL JUST VALUE	295,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047396	Roof Replacement	19,971	06/06/2023
21109	SFR	353	09/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/101	3/23/2023	WD	U	I	30	225,000
GRANTOR: SW CREEKSIDE LLC						
GRANTEE: CARRUTHERS STEVEN D						
1141/2758	1/30/2008	WD	Q	I		205,000
GRANTOR: COREY F BANNISTER						
GRANTEE: SW CREEKSIDE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N4 FOP= N12 W21 S12 E21$ W21 S4 W22 S32 E23 N8 FOP= E19 N5 W19 S5$ N5 E19 S13 E25 N7 FGR= E24 N25 W24 S25$ N25$.

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	0	0	0	1,078.00	UT	2.00	2.00	100	2004	2004	3	100	2,156	

LAND DESCRIPTION

TOTAL OB/XF 2,156

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	0		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 08/28/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS