LOT 10 CREEKSIDE S/D.

WD 1000-634, WD 1029-2717, WD 10

MCLENDON ROY D/MCLENDON SHARON G
329 SW CREEKSIDE LN
LAKE CITY, FL 32025

2027

12-4S-16-02939-110

BUILDING CHARACTERISTICS

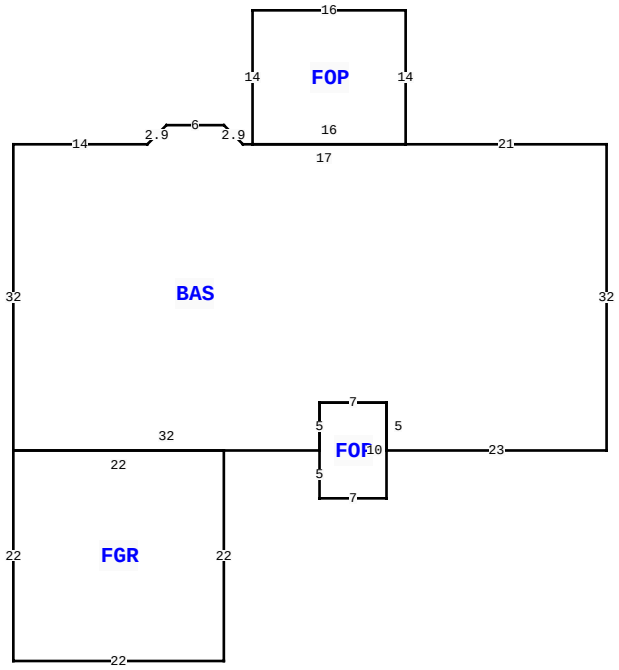
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,965	100		1,965	208,337
FGR	484	55		266	28,202
FOP	70	30		21	2,226
FOP	224	30		67	7,104
TOTALS	2,743			2,319	245,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,319	120.4780	132.53	307,337	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1965 HX Base Yr 2006



329 SW CREEKSIDE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,870
TOTAL MARKET OB/XF VALUE	6,303
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	287,173
SOH/AGL Deduction	88,948
ASSESSED VALUE	198,225
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	146,814
TOTAL JUST VALUE	287,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002	SFR	576	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/95	5/04/2023	LE	U	I	14	100
GRANTOR: MCLENDON ROY D (ENH L						
GRANTEE: MCLENDON TIMOTHY D						
1053/1153	7/29/2005	WD	Q	I		199,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: ROY D & SHARON G MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N14 W16 S14 E16$ W17 L2 U2 W6 D2 L2 W14 S32
FGR= S22 E22 N22 W22$ E32 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E23 N32$.

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	0169	FENCE/WOOD	0	100	0	0	96.00	UT	10.00	10.00	100	2005	2005	3	100	960	
2	0120	CLFENCE 4	0	100	0	0	210.00	UT	6.00	6.00	100	2005	2005	3	100	1,260	
3	0166	CONC,PAVMT	0	100	0	0	1,633.00	UT	2.50	2.50	100	2005	2005	3	100	4,083	

LAND DESCRIPTION

TOTAL OB/XF 6,303

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS