LOT 32 CREEKSIDE S/D.

WD 1033-1085, WD 1061-955, WD 13

HALL DERRICK R/HALL MICHELLE J
228 SW INWOOD CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-132

BUILDING CHARACTERISTICS

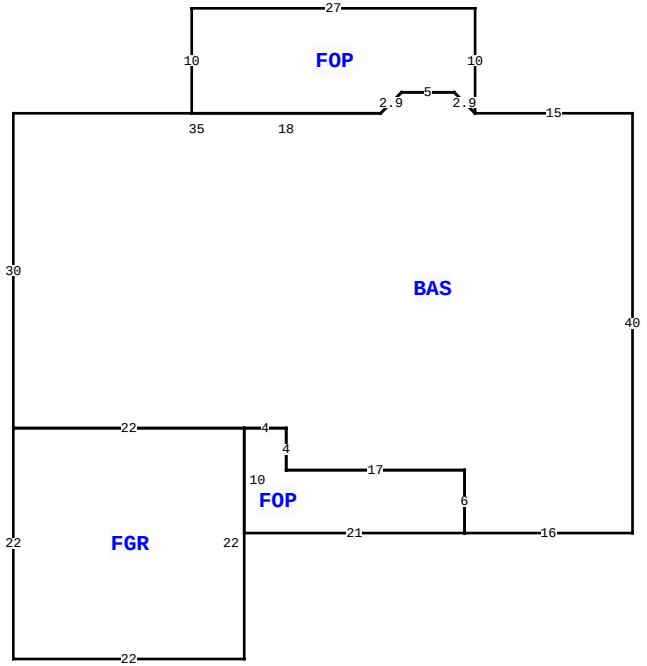
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100		2,012	210,069
FGR	484	55		266	27,773
FOP	142	30		43	4,490
FOP	256	30		77	8,039
TOTALS	2,894			2,398	250,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	116.5230	130.51	312,963	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 2012 HX Base Yr 2018



228 SW INWOOD CT, LAKE CITY

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

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	100	0	0	1,057.00	UT	2.50	2.50	100	2005	2005	3	100	2,643	
2	0169	FENCE/WOOD	0	100	0	0	440.00	UT	13.50	13.50	80	2009	2009	3	80	4,752	
3	0280	POOL R/CON	0	100	40	16	640.00	UT	38.00	38.00	100	2022	2021		93	22,618	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	250,370
TOTAL MARKET OB/XF VALUE	30,013
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	315,383
SOH/AGL Deduction	99,928
ASSESSED VALUE	215,455
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	159,044
TOTAL JUST VALUE	315,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051517	Roof Replacement	47,307	11/14/2024
40818	POOL	0	10/29/2020
23082	SFR	598	04/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/2037	12/28/2017	WD	Q	I	01	194,500
GRANTOR: JEFFREY A SIEGMEISTER						
GRANTEE: DERRICK R & MICHELL						
1061/0955	10/07/2005	WD	Q	I		215,000
GRANTOR: RENNIE THOMAS						
GRANTEE: JEFFREY A SIEGMEIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W27 S10 E18 R2 U2 E5 D2 R2 $ L2 U2 W5 D2 L2 W35 S30 FGR= S22 E22 N22 W22$ E22 FOP= S10 E21 N6 W17 N4 W4$ E4 S4 E17 S6 E16 N40$.

LAND DESCRIPTION

TOTAL OB/XF 30,013

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 01/29/2025 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/01/2026 BY SYS