LOT 35 CREEKSIDE S/D.
WD 1003-1356, WD 1321-1952,

O'SULLIVAN THOMAS M/O'SULLIVAN AMY M
320 SW INWOOD CT
LAKE CITY, FL 32025

2027

12-4S-16-02939-135

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 60
Interior Floo	15	HARDTILE 40
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	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

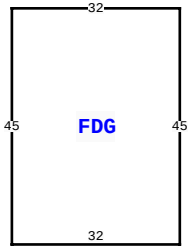
NEIGHBORHOOD/LOC 12416.00 1.00/

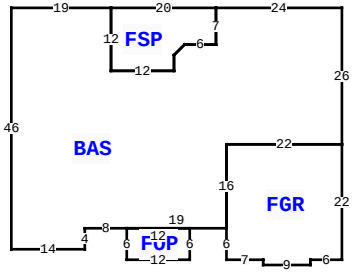
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100		2,148	231,171
FDG	1,440	60		864	92,985
FGR	493	55		271	29,165
FOP	72	30		22	2,368
FSP	202	40		81	8,718
TOTALS	4,355			3,386	364,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,386	123.8496	136.23	461,275	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2017 Heated Area: 2148 HX Base Yr 2017





320 SW INWOOD CT, 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		364,407
TOTAL MARKET OB/XF VALUE		33,510
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		432,917
SOH/AGL Deduction		124,572
ASSESSED VALUE		308,345
TOTAL EXEMPTION VALUE	HX HB 13	308,345
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		432,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043267	Electrical Servic	0	11/30/2021
23312	POOL	210	06/23/2005
21909	SFR	633	05/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1952	8/26/2016	WD	Q	I	01	289,000
GRANTOR: JAMES E & MARY THERES						
GRANTEE: THOMAS M & AMY M O'						
1003/1356	12/19/2003	WD	Q	V		24,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: JAMES E & MARY THER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W20 S12 E12 N3 R2 U2 E6 N7$ S7 W6 D2 L2 S3 W12 N12 W19 S46 E14 N4 E8 FOP= S6 E12 N6 W12$ E19 FGR= S6 E7 S1 E9 N1 E6 N22 W22 S16$ N16 E22 N26$ PTR= N30 E40 FDG= N45 W32 S45 E32$ S30 W40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,877.00	UT	2.00	2.00	100	2005	2005	3	100	5,754	
3	0280	POOL R/CON	0	100	14	26	364.00	UT	70.00	70.00	100	2005	2005	3	47	11,976	
4	0282	POOL ENCL	0	100	25	42	1,050.00	UT	15.00	15.00	100	2005	2005	3	40	6,300	
5	0166	CONC,PAVMT	0	100	0	0	232.00	UT	2.50	2.50	100	2005	2005	3	100	580	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 33,510

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