LOT 39 CREEKSIDE S/D.
WD 1039-1547, WD 1071-1950, WD 1339-2709, WD 1387-2640,

KOLSTAD CHARLES/KOLSTAD MARLENE
307 SW INWOOD CT
LAKE CITY, FL 32025

2027

12-4S-16-02939-139

BUILDING CHARACTERISTICS

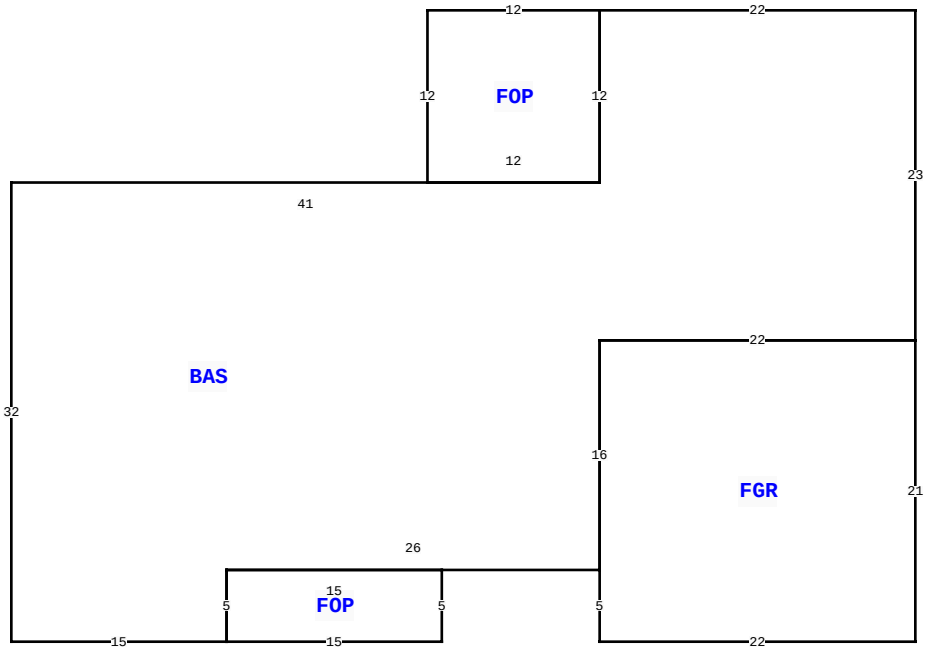
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,688	100		1,688	199,684
FGR	462	55		254	30,047
FOP	75	30		22	2,603
FOP	144	30		43	5,087
TOTALS	2,369			2,007	237,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,007	119.4930	131.44	263,800	2005	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1688 HX Base Yr



307 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	0	0	0	844.00	UT	3.00	3.00	100	2005	2005	3	100	2,532	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,420
TOTAL MARKET OB/XF VALUE	4,532
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	276,952
SOH/AGL Deduction	0
ASSESSED VALUE	276,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,952
TOTAL JUST VALUE	276,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23071	SFR	502	04/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2640	6/28/2019	WD	Q	I	01	191,000
GRANTOR: BOBBIE LYNN DUNN						
GRANTEE: CHARLES & MARLENE K						
1339/2709	6/29/2017	WD	Q	I	01	189,900
GRANTOR: PATTIE LYNNE TAYLOR						
GRANTEE: BOBBIE LYNN DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W12 S12 E12 N12$ S12 W41 S32 E15 FOP= E15 N5 W15 S5$ N5 E26 FGR= S5 E22 N21 W22 S16$ N16 E22 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,532

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 10/13/2023 BY JB Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS