

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

**2026**

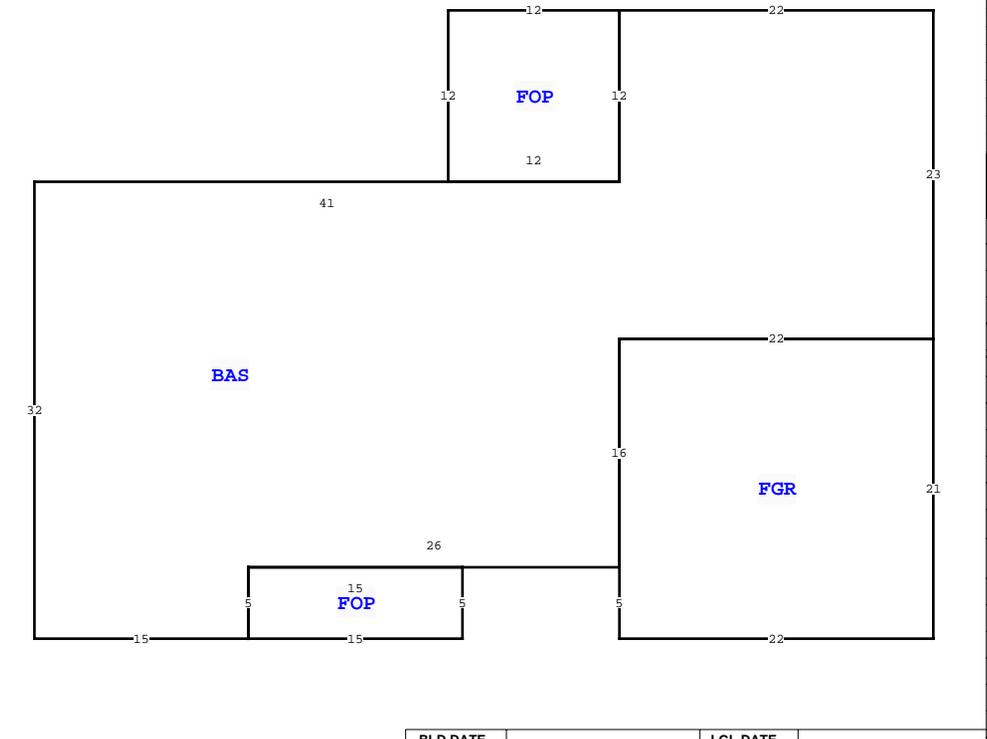
12-4S-16-02939-139  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0			273,394	2005	2015	0	0	10.00	90.00

Heated Area:	1688	HX Base Yr	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		246,055	
TOTAL MARKET OB/XF VALUE		4,532	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		285,587	
SOH/AGL Deduction		0	
ASSESSED VALUE		285,587	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		285,587	
TOTAL JUST VALUE		285,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,955	

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	206,945
FGR	462	55		254	31,140
FOP	75	30		22	2,697
FOP	144	30		43	5,271
TOTALS	2,369			2,007	246,055

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	Q	I	01	191,000
GRANTOR: BOBBIE LYNN DUNN						
GRANTEE: CHARLES & MARLENE K						
1339/2709	6/29/2017	WD Q	Q	I	01	189,900
GRANTOR: PATTIE LYNNE TAYLOR						
GRANTEE: BOBBIE LYNN DUNN						

EXTRA FEATURES																
L N	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	844.00	UT	3.00	3.00	100	2005	2005	3	100	2,532	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

307 SW INWOOD CT, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/14/2026	MLU
												INC DATE		AG DATE		

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							