LOT 40 CREEKSIDE S/D.
WD 1043-1112. WD 1085-1401

CASON DEWAYNE W/CASON IRIS
283 SW INWOOD CT
LAKE CITY, FL 32025

2027

12-4S-16-02939-140

BUILDING CHARACTERISTICS

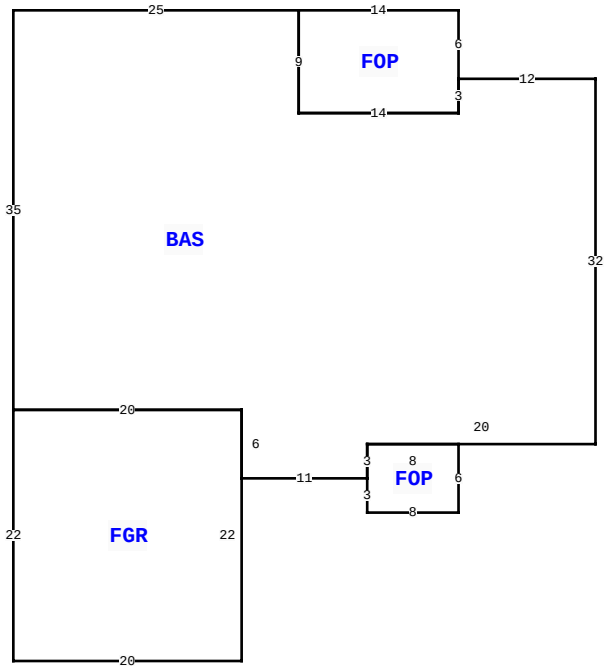
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,713	100		1,713	176,189
FGR	440	55		242	24,890
FOP	48	30		14	1,440
FOP	126	30		38	3,908
TOTALS	2,327			2,007	206,428

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	115.4340	126.98	254,849	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1713 HX Base Yr 2007



283 SW INWOOD CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	844.00	UT	3.00	3.00	100	2006	2006	3	100	2,532	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,428
TOTAL MARKET OB/XF VALUE	3,932
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	245,360
SOH/AGL Deduction	83,407
ASSESSED VALUE	161,953
TOTAL EXEMPTION VALUE	HX HB 13 161,953
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	245,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23378	SFR	538	07/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/1401	5/31/2006	WD	Q	I		226,700
GRANTOR: TIMOTHY CARRENDER						
GRANTEE: DEWAYNE W CASON						
1043/1112	4/13/2005	WD	Q	V		65,800
GRANTOR: PETER W GIEBEIG						
GRANTEE: TIMOTHY JAMES CARRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N6 W14 S9 E14 N3$ S3 W14 N9 W25 S35 FGR= S22 E20 N22 W20$ E20 S6 E11 FOP= S3 E8 N6 W8 S3$ N3 E20 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,932

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 JB Total Acres: 0.72 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS