BEG NE COR OF SE1/4, RUN S 76. 4 FT, W 312.92 FT, NE 427.44 FT, E 119 FT TO A PT ON N R/W LINE OF

CREAMER COLLEEN D
470 SE PRESS RUTH DR
LAKE CITY, FL 32025-3818

2027

15-4S-17-08354-004

BUILDING CHARACTERISTICS

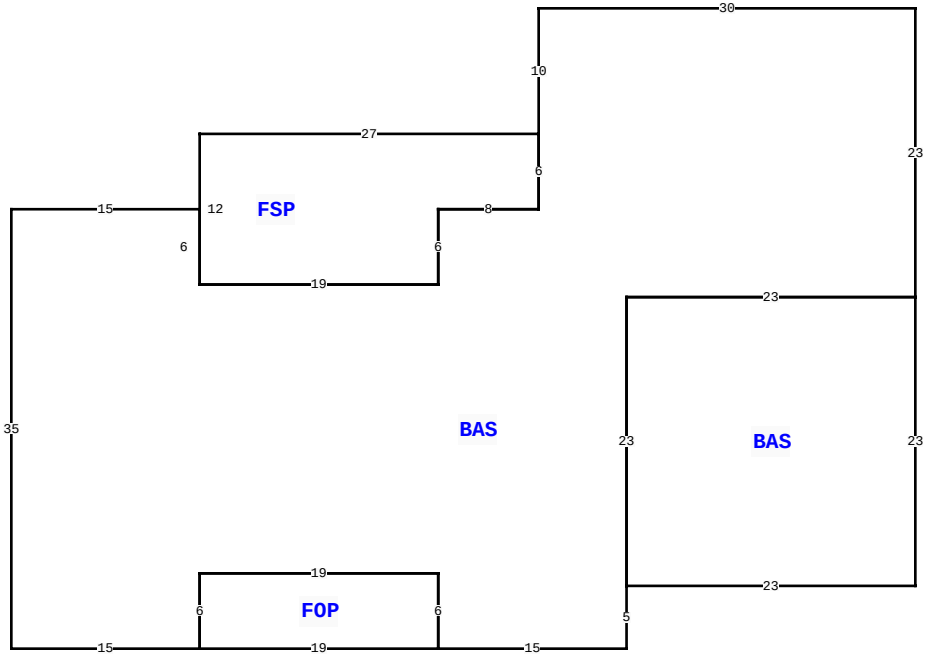
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	529	100		529	49,853
BAS	2,128	100		2,128	200,543
FOP	114	30		34	3,204
FSP	276	40		110	10,367
TOTALS	3,047			2,801	263,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	111.2640	122.39	342,814	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2657 HX Base Yr 2003



470 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,967
TOTAL MARKET OB/XF VALUE		23,412
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		347,499
SOH/AGL Deduction		113,736
ASSESSED VALUE		233,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,352
TOTAL JUST VALUE		347,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051829	Roof Replacement	19,565	12/13/2024
32094	ADDN SFR	180	07/03/2014
19209	SFR	369	02/08/2002
19209	SFR	369	02/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/249	5/01/2023	WD	U	I	11	100
GRANTOR: CREAMER GREGORY S						
GRANTEE: CREAMER COLLEEN D						
0946/1460	2/01/2002	WD	Q	V	04	15,000
GRANTOR: LENVIL H DICKS						
GRANTEE: GREGORY & COLLEEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S10 FSP= W27 S12 E19 N6 E8 N6$ S6 W8 S6 W19 N6 W15 S35 E15 FOP= E19 N6 W19 S6$ N6 E19 S6 E15 N5 BAS= E23 N23 W23 S23$ N23 E23 N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	588.00	UT	2.00	2.00	100	2002	2002	3	100	1,176	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
4	0031	BARN,MT AE	0	100	28	32	896.00	UT	11.00	11.00	100	2017	2017	3	100	9,856	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0030	BARN,MT	0	0	26	30	780.00	UT	11.00	11.00	100	2017	2017	3	100	8,580	

LAND DESCRIPTION

TOTAL OB/XF 23,412

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 01/13/2025 BY JS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS