LOT 27 CREEKSIDE S/D.
WD 1023-1750, WD 1036-2189.
WD 1120-1470.

FIORILLO RUDOLPH J JR/NING CHI-LING
207 SW CREEKSIDE LN
LAKE CITY, FL 32025

2024

12-4S-16-02939-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

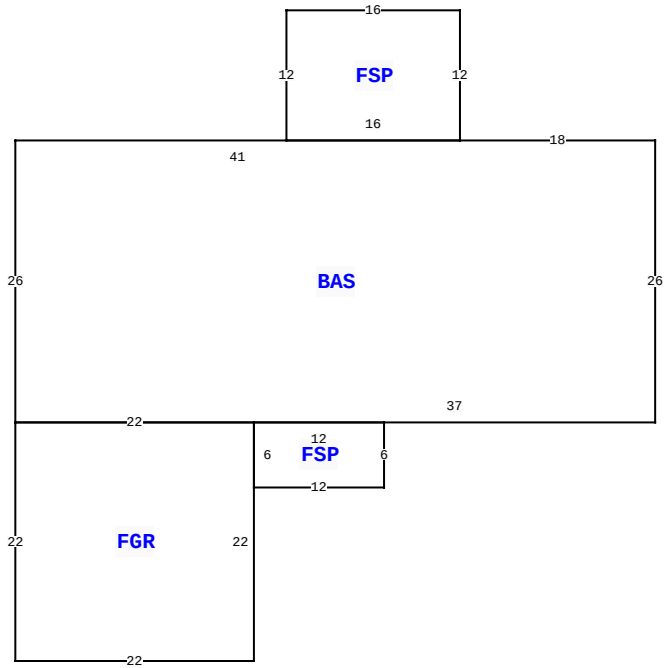
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1,534	147,071
FGR	484	55	266	25,502
FSP	72	40	29	2,780
FSP	192	40	77	7,383
TOTALS	2,282		1,906	182,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	114.7510	120.49	229,654	2004	2004	0	0	0	20.43	79.57

1 SINGLE FAM – 100% - 2008 Heated Area: 1534 HX Base Yr 2008



207 SW CREEKSIDE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,736
TOTAL MARKET OB/XF VALUE		2,198
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		214,934
SOH/AGL Deduction		102,042
ASSESSED VALUE		112,892
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,892
TOTAL JUST VALUE		214,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041712	Roof Replacement	11,400	04/09/2021
22271	SFR	452	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1120/1470	5/29/2007	WD	Q	I		180,000
GRANTOR: CHRISTOPHER & DONIELL						
GRANTEE: RUDOLPH J FIORILLO						
1036/2189	1/27/2005	WD	Q	I		141,900
GRANTOR: MATTHEW S & LORI G SI						
GRANTEE: CHRISTOPHER & DONIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W16 S12 E16$ W41 S26 FGR= S22 E22 N22 W22$ E22 FSP= S6 E12 N6 W12$ E37 N26$.

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	1,099.00	UT	2.00	2.00	100	2004	2004	3	100	2,198	

LAND DESCRIPTION

TOTAL OB/XF 2,198

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	30,000.00	30,000.00	30,000							

REVIEW DATE 10/13/2023 BY KS Total Acres: 0.51 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/31/2024 BY SYS