

W DIV: LOTS 9 & 10 BLOCK 8
MCFARLANE PARK S/D.
450-741, QC 1155-2657, WD 1395

FALLING CREEK INVESTMENT LLC
236 SW DAYTIME DRIVE
LAKE CITY, FL 32024

2026

00-00-00-12580-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	160	100
BAS	1,431	100
FCP	220	25
FOP	55	30
FST	77	55
TOTALS	1,943	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,704	90.7872	101.68	173,263	1964	1964	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1591 HX Base Yr													
763 SW POPLAR LN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/27/2022 MLU													

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011

LAND DESCRIPTION													
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
1	0100	C	SFR	0		*RSF	200.00	125.00	12,500.00	SF		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		112,621	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		11,875	
TOTAL MARKET VALUE		125,596	
SOH/AGL Deduction		0	
ASSESSED VALUE		125,596	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		125,596	
TOTAL JUST VALUE		125,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1395/0310	9/09/2019	WD	Q	I	01	70,000	
GRANTOR: NANCY L KEENE AS INDI							
GRANTEE: FALLING CREEK INVES							
1155/2657	7/31/2008	QC	Q	I	01	100	
GRANTOR: NANCY L KEENE							
GRANTEE: NANCY L KEENE TRUST							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W32 BAS= N10 W16 S10 E16\$ W21 FST= W11 S7 E11N7\$S7 FCP= W11 S20 E11 N20\$S20 E19 FOP= S5 E11 N5 W11\$E34 N27\$.													