THE N 400 FT OF NW1/4 OF NW1/4 O
LYING E OF CR-131 EX RD.

TERRELL DAVID C
1445 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

01-3S-16-01901-008

BUILDING CHARACTERISTICS

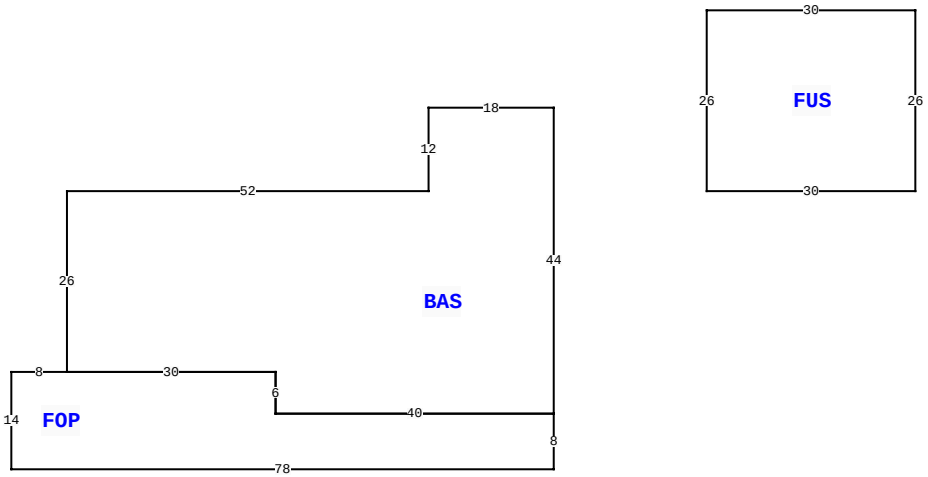
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100		2,276	135,483
FOP	852	30		256	15,239
FUS	780	100		780	46,431
TOTALS	3,908			3,312	197,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,312	81.7671	91.58	303,313	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 3056 HX Base Yr 2011



1441 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,153
TOTAL MARKET OB/XF VALUE		8,057
TOTAL LAND VALUE - MARKET		16,875
TOTAL MARKET VALUE		222,085
SOH/AGL Deduction		76,956
ASSESSED VALUE		145,129
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,407
TOTAL JUST VALUE		222,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053792	Roof Replacement	7,966	08/06/2025
5221	REMODEL	45,000	08/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/1796	7/01/2011	QC	U	I	11	100
GRANTOR: JENNIFER JUANITA TERR						
GRANTEE: DAVID C TERRELL						
1174/2172	4/21/2009	WD	U	I	12	114,900
GRANTOR: WELLS FARGO BANK NA A						
GRANTEE: DAVID C TERRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 FOP= W8 S14 E78 N8 W40 N6 W30$ E30 S6 E40 N44 W18 S12$ PTR= E40 FUS= E30 N26 W30 S26$ W40$.

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	0294	SHED WOOD/	0	100	9	15	135.00	UT	7.50	7.50	70	1993	1993	3	70	709	
2	0166	CONC,PAVMT	0	100	0	0	4,765.00	UT	2.00	2.00	75	1993	1993	3	75	7,148	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,057

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	2.25	AC		1.00	1.00	1.00	7,500.00	7,500.00	16,875							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 2.25 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 10/17/2025 BY SYS