

COMM NE COR OF S1/2 OF NW1/4 OF
RUN S 187.52 FT TO S R/W LINE OF
LN, N 78 DG W ALONG R/W 362.93 F

RAT PACK FAMILY TRUST DATED MARCH 23, 2017
1309 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

01-3S-16-01902-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100		2,396	201,341
FGR	624	55		343	28,823
FOP	130	30		39	3,277
FSP	120	40		48	4,033
FST	192	55		106	8,908

TOTALS	3,462			2,932	246,382
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0020	BARN, FR	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0258	PATIO	0	0	0	0	1.00	UT	0.00
4	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50
5	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00
6	0166	CONC, PAVMT	0	0	10	385	3,850.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00
2	9900	C	AC NON-AG	0					14.73

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,932	115.4250	129.28	379,049	1966	1980		0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 2396 HX Base Yr												

1309 NW FALLING CREEK RD, LAKE CITY					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	0.00	0.00	100	0	0	3	100	300			
1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200			
1.00	UT	0.00	0.00	100	0	0	3	100	600			
400.00	UT	4.50	4.50	70	1993	1993	3	70	1,260			
512.00	UT	70.00	70.00	100	1970	1970	3	40	14,336			
3,850.00	UT	2.00	2.00	70	1993	1993	3	70	5,390			

TOTAL OB/XF												
23,086												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,382	
TOTAL MARKET OB/XF VALUE		23,086	
TOTAL LAND VALUE - MARKET		94,380	
TOTAL MARKET VALUE		363,848	
SOH/AGL Deduction		0	
ASSESSED VALUE		363,848	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		363,848	
TOTAL JUST VALUE		363,848	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044104	Roof Replacement	17,800	04/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/2034	3/11/2022	WD	Q	I	01	425,000
GRANTOR: WALKER JOHN WILLIAM J						
GRANTEE: RAT PACK FAMILY TRU						
1441/2137	6/09/2021	QC	U	I	11	100
GRANTOR: WALKER JOHN WILLIAM J						
GRANTEE: WALKER JOHN WILLIAM						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W54 S8 W26 FST= N8 W24 S8 E24\$ FGR= S26 W24 N26 E24\$S13 FSP= E10 S12 W10 N12\$ E10S12 E16 FOP= S5 E26 N5 W26\$ E26 S3 E28 N36\$.												