COMM AT NE COR OF SE1/4 OF SW 1/
344.45 FT FOR POB, CONT W 233.82
R/W OF C R 131, SW ALONG R/W 130

VIGEANT THOMAS P/VIGEANT DYAN LS
637 NW FALLING CREEK RD
LAKE CITY, FL 32055

**2026**

**01-3S-16-01903-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

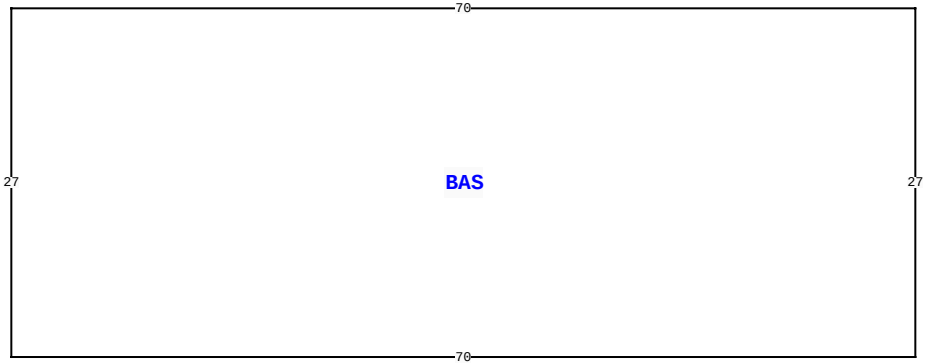
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,890 | 100 | | 1,890 | 111,299 |
| TOTALS | 1,890 | | | 1,890 | 111,299 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,890 | 113.9000 | 107.07 | 202,362 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2014 Heated Area: 1890 HX Base Yr 2014




637 NW FALLING CREEK RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 111,299 |
| TOTAL MARKET OB/XF VALUE | | 9,800 |
| TOTAL LAND VALUE - MARKET | | 8,170 |
| TOTAL MARKET VALUE | | 129,269 |
| SOH/AGL Deduction | | 55,977 |
| ASSESSED VALUE | | 73,292 |
| TOTAL EXEMPTION VALUE | HX HB VX SX | 73,292 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 129,269 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,269 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053684 | Electrical Servic | | 07/29/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1299/1548 | 5/04/2015 | QC | U | I | 11 | 100 |
| GRANTOR: THOMAS P & DYAN L VIG | | | | | | |
| GRANTEE: THOMAS P VIGEANT | | | | | | |
| 1256/1061 | 6/11/2013 | WD | Q | I | 01 | 76,000 |
| GRANTOR: MICHAEL L & KELLI S P | | | | | | |
| GRANTEE: THOMAS P & DYAN L V | | | | | | |

## 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 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W70 S27 E70 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 9,800

| 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 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 0.86 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 8,170 | | | | | | | |

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.86 Total Land Value: 8,170 Market: 0 Agricultural: 0 Common: 8,170 PRINTED 10/27/2025 BY SYS