

COMM NE COR OF SE1/4 OF NW1/4 RU
TO W R/W CR-131 RUN SW ALONG R/W
PT OF CURVE, RUN SW'RLY ALONG CU

HILL MARY ANNE E GAUVIN/HILL DEAN G
772 MW FALLING CREEK RD
LAKE CITY, FL 32055

2026

01-3S-16-01909-003



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	13	LAM/VNLPLK 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	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100		2,027	145,695
FGR	528	55		290	20,844
FOP	21	30		6	431
FST	176	55		97	6,972
TOTALS	2,752			2,420	173,943

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0258	PATIO	0	100	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	1,000.00
4	0020	BARN, FR	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.80

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,420	98.7363	110.58	267,604	1971	1971	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2027 HX Base Yr 2021													
772 NW FALLING CREEK RD, LAKE CITY													

TOTAL OB/XF													
4,200													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	0	0
4	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009

TOTAL OB/XF													
4,200													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.80	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		173,943	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		92,400	
TOTAL MARKET VALUE		270,543	
SOH/AGL Deduction		158,893	
ASSESSED VALUE		111,650	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		60,928	
TOTAL JUST VALUE		270,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047580	Electrical Servic	0	06/30/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1424/1893	11/20/2020	WD	Q	I	01	264,500	
GRANTOR: ESP RECOVERY LLP							
GRANTEE: MARY ANNE GAUVIN HI							
1237/1202	6/14/2012	WD	U	I	38	90,000	
GRANTOR: RUBY PATRICIA FIELDER							
GRANTEE: ESP RECOVERY LLP							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W64 FST= W22 S8 E22 N8S\$8 FGR= W22 S24 E22 N24\$ S24 E24 FOP= E7 N3 W7 S3\$ N3 E7 S3 E33 N32\$.													