

LOT 4 & 5 UNIT 2 CARTER ACRES S/
DESC IN ORB 771-1230.

BLAIR VIRGINA R/BLAIR STEVEN A
1066 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

01-3S-16-01910-036



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																						
Exterior Wall	31	VINYL SID 100	0800	02	1,360	111.9000	67.14	91,310	1993	1993	0	0	0	60.00	40.00	VALUATION BY STANDARD																																																						
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024														Tax Group: 3						Tax Dist:																																															
Roof Cover	14	PREFIN MT 100	24 24 30 26 8 8 8 8 56 BAS UOP														BUILDING MARKET VALUE								36,524																																													
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE								17,902																																													
Interior Floo	14	CARPET 90															TOTAL LAND VALUE - MARKET								45,745																																													
Interior Floo	08	SHT VINYL 10															TOTAL MARKET VALUE								100,171																																													
Air Condition	02	WINDOW 100															SOH/AGL Deduction								40,296																																													
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE								59,875																																													
Bedrooms		3 100															TOTAL EXEMPTION VALUE								HX HB 34,875																																													
Bathrooms		2 100															BASE TAXABLE VALUE								25,000																																													
Stories	1.	1. 100															TOTAL JUST VALUE								100,171																																													
Architectual	01	CONV 100															NCON VALUE								0																																													
Units		0 100															INCOME VALUE																																																					
Condition Adj	03	03 100															PREVIOUS YEAR MKT VALUE								100,171																																													
Kitchen Adjus	01	01 100																																																																				
Quality			05	05																																																																		
DOR CODE			0200		MOBILE HOME																																																																	
MAP NUM					MKT AREA		03																																																															
NEIGHBORHOOD/LOC			1316.0200		1.00/																																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																	
BAS	1,344	100		1,344	36,094																																																																	
UOP	64	25		16	430																																																																	
TOTALS	1,408			1,360	36,524																																																																	
EXTRA FEATURES						1066 NW FALLING CREEK RD, LAKE CITY												BLD DATE		LGL DATE		04/15/2025 MLU																																																
L N	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	XF DATE		LAND DATE						AG DATE																																												
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50																																																						
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100																																																						
3	0020	BARN, FR	0	100	32	28	896.00	UT	12.00	12.00	100	2009	2009	3	100	10,752																																																						
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																						
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