

LOT 8 UNIT 2 CARTER ACRES S/D.
461-685, 694-681, 766-1355, WD 1

RICH TRAVIS M/RICH KRISTEN N BARRS
1070 NW FALLING CREEK RD
LAKE CITY, FL 32025

2026

01-3S-16-01910-040



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100

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	2,100	100		2,100	216,631
TOTALS	2,100			2,100	216,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	7.62

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	2,100	114.5000	113.36	238,056	2020	2020	0	0	9.00	91.00
2 MANUF 2 100% - 2021 Heated Area: 2100 HX Base Yr 2021											
30 70 30 70 BAS											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/23/2021 MLU											
1070 NW FALLING CREEK RD, LAKE CITY											

TOTAL OB/XF 7,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	7.62	AC	1.00

TOTAL OB/XF 7,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	7.62	AC	1.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				216,631			
TOTAL MARKET OB/XF VALUE				7,200			
TOTAL LAND VALUE - MARKET				49,530			
TOTAL MARKET VALUE				273,361			
SOH/AGL Deduction				130,794			
ASSESSED VALUE				142,567			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				91,845			
TOTAL JUST VALUE				273,361			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				278,122			