

LOT 16 UNIT 2 CARTER ACRES S/D.
533-621, 625-238, FJ 967-654, 97

FALLING CREEK FLORIDA LAND TRUST
926 ROCK BAY DRIVE, C/O CLARENCE TYLER
JACKSONVILLE, FL 32218

2026

01-3S-16-01910-048



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	1316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	43,805
FOP	192	35		67	1,881
UOP	80	25		20	562
TOTALS	1,832			1,647	46,248

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0200	GARAGE F	0 100	0	0	1.00	UT	0.00	
2	0060	CARPORT F	0 100	22	10	220.00	UT	4.50	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0166	CONC, PAVMT	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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.32

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.0000	70.20	115,619	1979	1979	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2017 Heated Area: 1560 HX Base Yr 2017												
586 NW FALLING CREEK RD, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
			04/17/2025 MLU

TOTAL OB/XF												
15,343												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		46,248	
TOTAL MARKET OB/XF VALUE		15,343	
TOTAL LAND VALUE - MARKET		12,540	
TOTAL MARKET VALUE		74,131	
SOH/AGL Deduction		29,713	
ASSESSED VALUE		44,418	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		19,418	
TOTAL JUST VALUE		74,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1321/1415	8/10/2016	WD	U	I	11	100	
GRANTOR: CLARENCE T TYLER							
GRANTEE: CLARENCE T TYLER AS							
1275/1268	5/28/2014	WD	U	I	12	34,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: CLARENCE T TYLER							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 UOP= N10 W8 S10 E8SW29 S24 E26 FOP= S12 E16 N12 W16\$ E39 N24\$.									