LOT 32 FALLING CREEK ESTATES S/D
354-79, 782-1526, 968-509, QC 14

GRIFFIS JUSTIN
13073 BOB BURNSED RD
GLEN SAINT MARY, FL 32040

2026

01-3S-16-01911-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

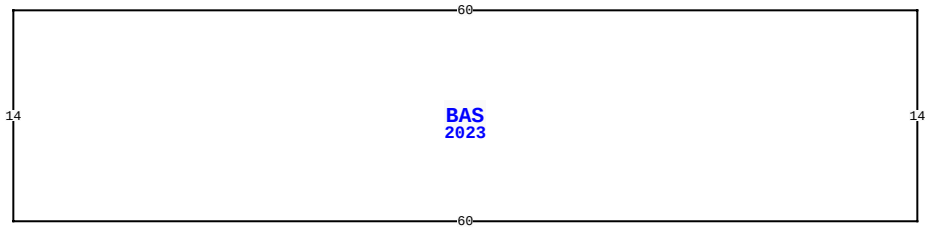
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2023	840	20,876
TOTALS	840			840	20,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	103.5500	62.13	52,189	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 840 HX Base Yr



124 NW CREWS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,876
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	38,176
SOH/AGL Deduction	0
ASSESSED VALUE	38,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,176
TOTAL JUST VALUE	38,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/984	6/21/2023	WD	U	I	30	25,000
GRANTOR: NOBLITT RALPH STEVEN						
GRANTEE: GRIFFIS JUSTIN						
1478/587	10/28/2022	QC	U	I	11	100
GRANTOR: PORTER BARBARA GOLLES						
GRANTEE: NOBLITT RALPH STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,19] E60 S14 W60 N14 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 08/08/2023 BY ME Total Acres: 0.78 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/03/2025 BY SYS