SE1/4 OF SE1/4 EX 9.25 AC IN SEC
WD 1396-2629 & EX 15.29 AC DESC
1432-2074.

MCCALL LEON
4180 SE HIGH FALLS DR
LAKE CITY, FL 32025

2026

01-5S-17-09058-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3886 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	139,140
TOTAL MARKET VALUE	6,244
SOH/AGL Deduction	0
ASSESSED VALUE	6,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,244
TOTAL JUST VALUE	141,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.46	AC		1.00	1.00	1.00	281.00	281.00	4,344							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	139,140							

REVIEW DATE 07/18/2017 BY BC Total Acres: 15.46 Total Land Value: 4,344 Market: 139,140 Agricultural: 4,344 Common: 0 PRINTED 11/19/2025 BY SYS