BEG AT SE COR OF SEC 1, RUN S 86
LINE HIGH FALLS DR, W ALONG R/W
539.81 FT,S 75 DEG W 698.32 FT,

CURLIN JARED
3886 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

01-5S-17-09058-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,900
TOTAL LAND VALUE - MARKET	137,610
TOTAL MARKET VALUE	10,196
SOH/AGL Deduction	190
ASSESSED VALUE	10,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,006
TOTAL JUST VALUE	143,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1440/391	6/17/2021	QC	U	I	11	100
GRANTOR: PEARCE LOIS R						
GRANTEE: CURLIN JARED						
1440/388	6/17/2021	QC	U	I	11	100
GRANTOR: MCCALL VERA						
GRANTEE: PEARCE LOIS R						

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	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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					15.29	AC		1.00	1.00	1.00	281.00	281.00	4,296							
2	9910	M	MKT.VAL.AG	0					15.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	137,610							

REVIEW DATE 07/18/2017 BY BC Total Acres: 15.29 Total Land Value: 4,296 Market: 137,610 Agricultural: 4,296 Common: 0 PRINTED 11/19/2025 BY SYS