LOT 12 FALLING CREEK FARMS S/D U
COMM SW COR OF NE1/4 OF SE1/4, R
50.01 FT, N 457.11 FT FOR POB, R

ESPINOSA ALAN/ESPINOSA KAREN
101 NE HUMPHREY CT
LAKE CITY, FL 32055

**2026**

**05-3S-17-04851-001**

## COLUMBIA COUNTY PROPERTY



## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |

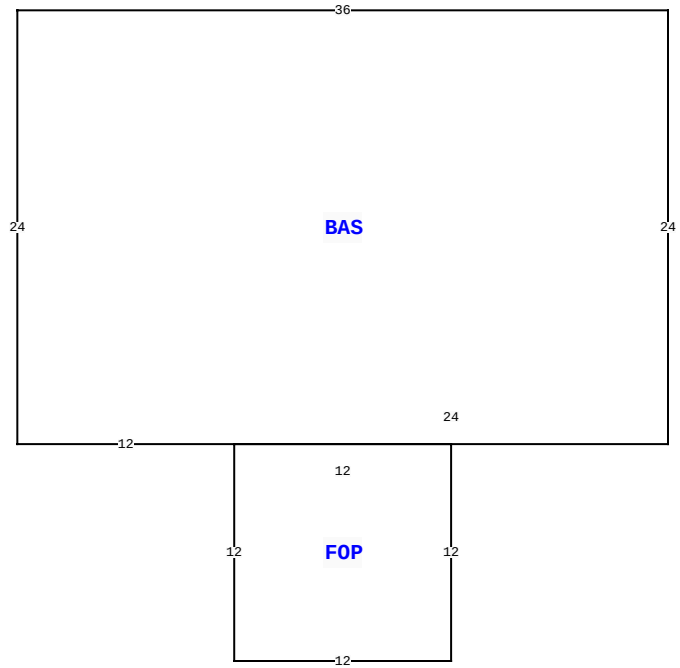
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 5317.0200 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 45,387 |
| FOP | 144 | 35 | | 50 | 2,627 |
| TOTALS | 1,008 | | | 914 | 48,013 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 914 | 101.6100 | 95.51 | 87,296 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 0% - 0 Heated Area: 864 HX Base Yr




225 NE HUMPHREY CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 48,013 |
| TOTAL MARKET OB/XF VALUE | 8,700 |
| TOTAL LAND VALUE - MARKET | 19,500 |
| TOTAL MARKET VALUE | 76,213 |
| SOH/AGL Deduction | 15,507 |
| ASSESSED VALUE | 60,706 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 60,706 |
| TOTAL JUST VALUE | 76,213 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 76,213 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32848 | M H | 375 | 04/07/2015 |
| 15478 | M H | 125 | 05/05/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1278/1129 | 7/24/2014 | WD | U | I | 18 | 9,900 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: ALAN & KAREN ESPINO | | | | | | |
| 1278/1126 | 5/09/2014 | QC | U | I | 18 | 100 |
| GRANTOR: JP MORGAN CHASE BANK | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 S24 E12 FOP= S12 E12 N12 W12$ E24 N24$.

## 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 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2015 | 2015 | 3 | 100 | 1,200 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,700

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 0.50 | 6,500.00 | 3,250.00 | 16,250 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.50 | 6,500.00 | 3,250.00 | 3,250 | | | | | | | |

REVIEW DATE 08/18/2015 BY TW Total Acres: 6.00 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 11/18/2025 BY SYS