LOT 10 FALLING CREEK FARMS S/D U
COMM SE COR OF NE1/4 OF SE1/4, R
W 208 FT FOR POB, CONT W 211.02

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
135 NE HERNANDO AVE
LAKE CITY, FL 32055

2026

05-3S-17-04851-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
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
TOTALS					

MARKET ADJUSTMENTS

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

730 NE CHESHIRE LN, 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		0
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		23,800
TOTAL MARKET VALUE		29,800
SOH/AGL Deduction		3,906
ASSESSED VALUE		25,894
TOTAL EXEMPTION VALUE	03	25,894
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		29,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		29,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047076	Demolition	0	04/27/2023
11426	M H	125	07/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/627	8/22/2024	CY	U	V	18	100
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: COLUMBIA COUNTY, FL						
1474/2439	8/19/2022	WD	U	I	18	40,000
GRANTOR: JACOBS KELLY						
GRANTEE: COLUMBIA COUNTY BOA						

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	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	8600	C	COUNTY	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.70	8,500.00	5,950.00	17,850							
2	8600	C	COUNTY	0			0.00	0.00	1.00	AC		1.00	1.00	0.70	8,500.00	5,950.00	5,950							

REVIEW DATE 05/02/2023 BY randall Total Acres: 4.00 Total Land Value: 23,800 Market: 0 Agricultural: 0 Common: 23,800 PRINTED 11/19/2025 BY SYS