LOTS 1 & 2 OF FALLING CREEK FARM
COMM NE COR OF SE1/4 OF NE1/4, R
RUN E 50.02 FT FOR POB, CONT E 3

CLAY EDWARD H/CLAY SUSAN E
313 NE HUMPHREY CT
LAKE CITY, FL 32055

2026

05-3S-17-04851-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

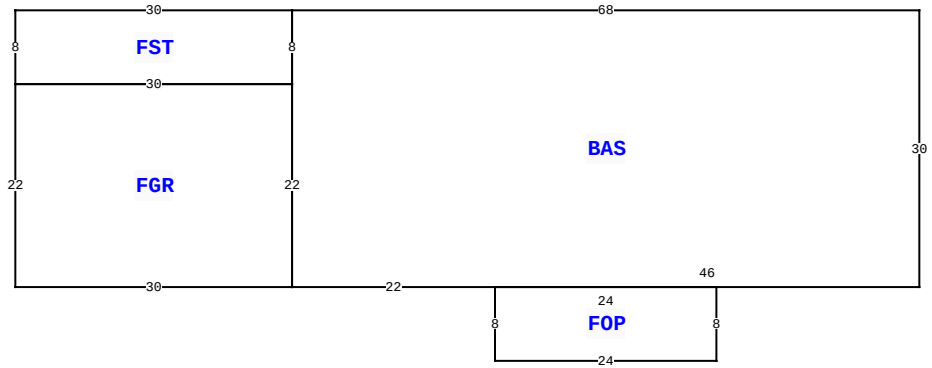
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,040	100		2,040	159,107
FGR	660	55		363	28,311
FOP	192	30		58	4,523
FST	240	55		132	10,295
TOTALS	3,132			2,593	202,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	107.1360	119.99	311,134	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2040 HX Base Yr 2021



313 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		202,237
TOTAL MARKET OB/XF VALUE		19,026
TOTAL LAND VALUE - MARKET		12,400
TOTAL MARKET VALUE		233,663
SOH/AGL Deduction		57,939
ASSESSED VALUE		175,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,002
TOTAL JUST VALUE		233,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,663

BLDG:3:1: CYPRESS MH
LAND:2:1: WASTELAND
XFOB:2:1: NEWMOON MH
BLDG:2:1: NEWMOON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052463	Electrical Servic	0	02/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/1186	4/20/2018	WD	Q	I	01	135,000

GRANTOR: STEVEN J WINSBERG
GRANTEE: EDWARD H & SUSAN E

1358/1186	4/20/2018	WD	Q	I	01	135,000

GRANTOR: WINSBERG STEVEN J
GRANTEE: CLAY EDWARD H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 FST= W30 S8 E30 N8$S8 FGR= W30 S22 E30 N22$ S22 E22
FOP= S8 E24 N8 W24$ E46 N30$.

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	0070	CARPORT UF	0	100	20	22	440.00	UT	1.80	1.80	100	1994	1994	3	100	792	
2	0166	CONC,PAVMT	0	100	20	40	800.00	UT	0.84	0.84	100	1994	1994	3	100	672	
3	0166	CONC,PAVMT	0	100	14	24	336.00	UT	0.84	0.84	100	1994	1994	3	100	282	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0294	SHED WOOD/	0	100	12	28	336.00	UT	15.00	15.00	100	2025	2024		100	5,040	
7	0294	SHED WOOD/	0	100	12	28	336.00	UT	15.00	15.00	100	2025	2024		100	5,040	

LAND DESCRIPTION

TOTAL OB/XF 19,026

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9630	C	SWAMP	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	100.00	100.00	400							
3	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 04/03/2025 BY TW Total Acres: 6.00 Total Land Value: 12,400 Market: 0 Agricultural: 0 Common: 12,400 PRINTED 11/19/2025 BY SYS