

LOT 14 FALLING CREEK FARMS S/D U
BEG SW COR OF NE1/4 OF SE1/4, RU
TO C/L OF FALLING CREEK, MEANDER

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

2026

05-3S-17-04851-009



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	32	HARDIE BRD 100	0100	01	1,994	111.5338	124.92	249,090	2002	2002	0	0	23.00	77.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2004													Heated Area: 1896													
Roof Cover	14	PREFIN MT 100														HX Base Yr 2004													
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		5 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	04	04																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM															03														
NEIGHBORHOOD/LOC	5317.0200 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,896	100		1,896	182,373																								
FOP	28	30		8	769																								
UOP	448	20		90	8,657																								
TOTALS	2,372			1,994	191,799																								
EXTRA FEATURES						101 NE HUMPHREY CT, LAKE CITY																							
L N	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	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200													
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100													
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100													
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	9.00	AC		1.00	1.00	0.65	8,000.00	5,200.00	46,800												
REVIEW DATE 08/10/2015 BY DF Total Acres: 9.00 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 11/19/2025 BY SYS																													