LOT 13 FALLING CREEK FARMS S/D U
COMM 314 FT N OF SW COR OF NE1/4
1088.06 FT TO CENTER OF FALLING

HOFFER JAMES MARTIN JR/HOFFER FAITH ANN
10242 SANDERS DRIVE
PA, FL 16652

2026

05-3S-17-04851-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	41,600
TOTAL MARKET VALUE	48,600
SOH/AGL Deduction	18,108
ASSESSED VALUE	30,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,492
TOTAL JUST VALUE	48,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,600

XFOB:1:1: AMERICAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1426/2022	12/16/2020	WD	Q	V	01	27,000
GRANTOR: MORAN LEONARDO						
GRANTEE: HOFFER JAMES MARTIN						
1043/0087	2/23/2005	WD	Q	V		29,000
GRANTOR: STANLEY C THOMAS SR						
GRANTEE: LEONARDO MORAN & MA						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	0.65	8,000.00	5,200.00	41,600							

REVIEW DATE 08/10/2015 BY DF Total Acres: 8.00 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 11/19/2025 BY SYS