THE NW1/4 & THE E1/2 OF NE1/4 &
BEG NW COR RUN N 85 DEG E 652.74
17.71 FT, S 44.20 FT, WEST 671.1

DOUBERLEY MARTHA B
2404 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

06-5S-18-10568-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

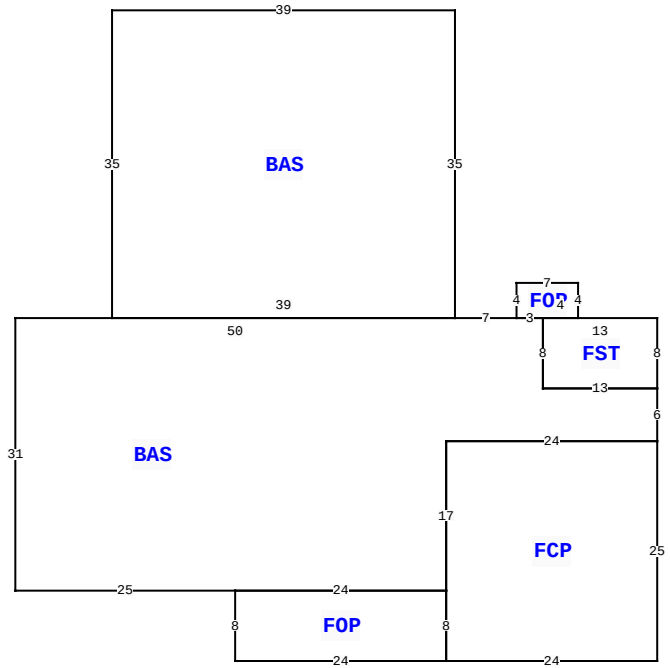
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100		1,365	93,767
BAS	1,751	100		1,751	120,283
FCP	600	25		150	10,304
FOP	28	30		8	550
FOP	192	30		58	3,984
FST	104	55		57	3,916
TOTALS	4,040			3,389	232,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,389	102.2200	114.49	388,007	1991	1991	0	0	5	35.00	60.00

1 SINGLE FAM 100% - 0 Heated Area: 3116 HX Base Yr



2404 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,804
TOTAL MARKET OB/XF VALUE		13,610
TOTAL LAND VALUE - MARKET		767,340
TOTAL MARKET VALUE		297,665
SOH/AGL Deduction		84,343
ASSESSED VALUE		213,322
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		107,600
TOTAL JUST VALUE		1,013,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,013,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39258	STORAGE	0	02/07/2020
21603	ADDN SFR	403	03/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/925	8/04/2025	LE	U	I	14	100
GRANTOR: DOUBERLEY DWIGHT ROY						
GRANTEE: DOUBERLEY ROY DWIGH						
1546/925	8/04/2025	LE	U	I	14	100
GRANTOR: DOUBERLEY DWIGHT ROY						
GRANTEE: DOUBERLEY ROY DWIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 BAS= N35 W39 S35 E39$ W50 S31 E25 FOP= S8E24 N8 W24$ E24 FCP= S8 E24N25 W24 S17$ N17 E24 N6 FST= N8 W13 S8 E13$ W13 N8 FOP= E4 N4 W7 S4 E3$ W3$.

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	0166	CONC,PAVMT	0	100	18	25	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0166	CONC,PAVMT	0	100	10	60	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0210	GARAGE U	0	0	10	22	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	0252	LEAN-TO W/	0	100	12	60	1.00	UT	1,080.00	1,080.00	100	2021	2020		100	1,080	
6	0040	BARN,POLE	0	100	40	60	1.00	UT	6,000.00	6,000.00	100	2021	2020		100	6,000	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0252	LEAN-TO W/	0	100	12	60	1.00	UT	1,080.00	1,080.00	100	2021	2020		100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 13,610

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	3,000.00	3,000.00	3,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	40.01	AC		1.00	1.00	1.00	280.00	280.00	11,203							
3	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	57.94	AC		1.00	1.00	1.00	25.00	25.00	1,448							
4	5700	A	TIMBER 4	0					156.83	AC		1.00	1.00	1.00	227.00	227.00	35,600							
5	9910	M	MKT.VAL.AG	0					254.78	AC		1.00	1.00	1.00	3,000.00	3,000.00	764,340							

REVIEW DATE 05/04/2020 BY BC Total Acres: 255.78 Total Land Value: 51,251 Market: 764,340 Agricultural: 48,251 Common: 3,000 PRINTED 11/18/2025 BY SYS