

BEG NE COR OF SE1/4 OF NW1/4, S
SW 356.04 FT, NW 226.41 FT, NE 4
TO POB.

DOUBERLEY ROY D/DOUBERLEY CHRISTINA M
2697 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

06-5S-18-10568-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		04
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,177	100		2,177	253,148
FDG	720	60		432	50,234
FOP	762	30		229	26,629

TOTALS	3,659			2,838	330,011
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
2	0166	CONC, PAVMT	0 100	0	0	3,900.00	UT	2.00	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	2.24

REVIEW DATE 09/05/2015 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,838	125.0880	140.10	397,604	2008	2008	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009

Heated Area: 2177

HX Base Yr 2009

The diagram shows a floor plan with three main areas: FDG (left), FOP (middle), and BAS (right). The areas are connected by lines with dimensions. The dimensions are as follows:

- FDG: 24 (left), 30 (top), 30 (bottom), 12 (right), 18 (right), 6 (right).
- FOP: 14 (top), 16 (right), 16 (right), 15 (bottom), 29 (left), 27 (top), 27 (bottom), 6 (right).
- BAS: 33 (top), 34 (top), 41 (right), 34 (bottom), 33 (bottom), 6 (right).

2697 SE HIGH FALLS RD, LAKE CITY

TOTAL OB/XF													
9,600													

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Total Acres: 2.24 Total Land Value: 20,160 Market: 0 Agricultural: 0 Common: 20,160

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		
Tax Dist:		
BUILDING MARKET VALUE		330,011
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		20,160
TOTAL MARKET VALUE		359,771
SOH/AGL Deduction		137,385
ASSESSED VALUE		222,386
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		171,664
TOTAL JUST VALUE		359,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26706	SFR	1,005	02/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1140/2100	1/14/2008	WD	Q	V	03	17,000	
GRANTOR: ROY JR & MARTHA DOUBE							
GRANTEE: ROY D & CHRISTINA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W34 FOP= W33 S14 W16 FDG= N6 W30 S24 E30 N18 \$ S12 E16 S15 E33 N6 W27 N29 E27 N6\$ S6 W27 S29 E27 S6 E34 N41\$.									