THAT PART OF NW1/4 LYING S OF I-
OF US-41 & W OF OLD CR-131.

FALLING CREEK PROPERTIES LLC
1701 GULFSTREAM AVE #727
FT PIERCE, FL 34949

2026

12-3S-16-02069-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	138,080
TOTAL MARKET VALUE	3,840
SOH/AGL Deduction	0
ASSESSED VALUE	3,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,840
TOTAL JUST VALUE	138,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,080

SALE:1:1: INCLUDED 02069-001 (36.88 TOTAL AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	10/16/2023 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1099/2776	10/18/2006	WD	Q	V		180,900
GRANTOR: RONALD & DIANNE LANE						
GRANTEE: FLORIDA PACIFIC PRO						
1039/0696	2/02/2005	WD	Q	V	06	100
GRANTOR: RONALD LANE						
GRANTEE: RONALD & DIANNE LAN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.63	AC		1.00	1.00	1.00	445.00	445.00	3,840							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.63	AC		1.00	1.00	0.80	20,000.00	16,000.00	138,080							

REVIEW DATE 05/09/2023 BY JB Total Acres: 8.63 Total Land Value: 3,840 Market: 138,080 Agricultural: 3,840 Common: 0 PRINTED 11/17/2025 BY SYS