E1/2 OF NE1/4 OF NW1/4, EX .14 A
IN ORB 807-1578 & EX RD R/W & EX
5 AC THEREOF AS LIES S OF THE SO

FLANAGAN BRENDA GAYE WOOD/FLANAGAN JOHN
529 SE LESLIE WOOD LANE
LULU, FL 32061

2026

12-5S-17-09216-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

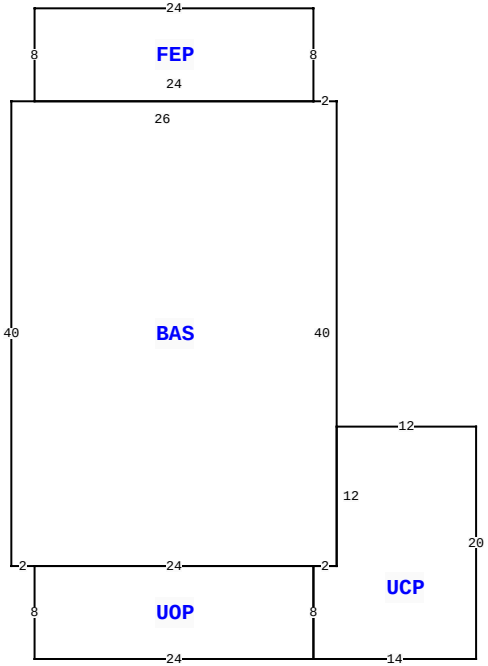
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	77,860
FEP	192	80		154	10,706
UCP	256	20		51	3,545
UOP	192	20		38	2,642
TOTALS	1,760			1,363	94,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	95.4900	106.95	145,773	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



4409 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,752
TOTAL MARKET OB/XF VALUE	974
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	107,506
SOH/AGL Deduction	1,231
ASSESSED VALUE	106,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,275
TOTAL JUST VALUE	145,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042933	Roof Replacement	4,363	10/08/2021
30820	M H	578	03/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1631	7/23/2024	LE	U	V	14	100
GRANTOR: FLANAGAN BRENDA GAYE						
GRANTEE: FLANAGAN BRENDA W L						
1213/1616	4/21/2011	WD	U	I	11	100
GRANTOR: KATHLEEN D & GERALD W						
GRANTEE: BRENDA GAYE WOOD FL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FEP= N8 W24 S8 E24$W26 S40 E2 UOP= S8 E24 N8 W24$ E24
UCP= S8 E14 N20 W12 S12 W2$ E2 N40$.

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	0210	GARAGE U	0	0	18	21	378.00	UT	0.99	0.99	100	0	0	3	100	374	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 974

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 01/03/2019 BY DF Total Acres: 5.00 Total Land Value: 11,780 Market: 40,000 Agricultural: 1,780 Common: 10,000 PRINTED 11/19/2025 BY SYS