BEG NW COR OF SW1/4 OF SW1/4, E
DEG E 190 FT, E 275 FT TO W R/W
CREEK RD, S 11 DEG E 772.10 FT T

RUSSELL MATTHEW MARK/RUSSELL MELANIE ANNE
3786 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

19-2S-17-04736-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

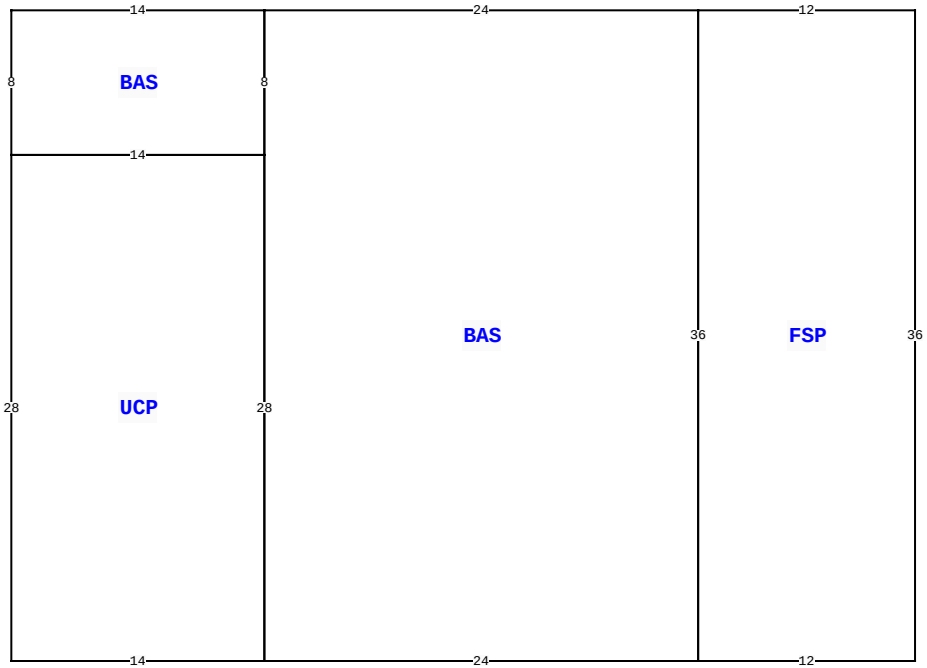
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	9,117
BAS	864	100		864	70,331
FSP	432	40		173	14,083
UCP	392	20		78	6,349
TOTALS	1,800			1,227	99,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,227	112.0000	103.04	126,430	1985	2015	0	0	0	21.00	79.00

2 MODULAR 1 100% - 2023 Heated Area: 976 HX Base Yr 2023



3786 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2022 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,880
TOTAL MARKET OB/XF VALUE		22,050
TOTAL LAND VALUE - MARKET		92,610
TOTAL MARKET VALUE		133,855
SOH/AGL Deduction		38,926
ASSESSED VALUE		94,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,207
TOTAL JUST VALUE		214,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047614	Mobile Home		07/06/2023
26577	M H	536	01/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/160	10/06/2022	WD	Q	I	01	260,000
GRANTOR: KIRBY KEVIN						
GRANTEE: RUSSELL MATTHEW MAR						
1118/1027	5/03/2007	WD	Q	V	03	20,000
GRANTOR: J C MARSH & SONS						
GRANTEE: KEVIN KIRBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S8 S28 E24 N36 $
FSP=[ORIG=0,36] E12 N36 W12 S36 $
UCP=[ORIG=-24,8] W14 S28 E14 N28 $
BAS=[ORIG=-24,0] W14 S8 E14 N8 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2010	2010	3	100	8,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 22,050

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	8,610							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	5910	A	SWAMP/CYPRES	100					5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	84,000							

REVIEW DATE 09/28/2023 BY JB Total Acres: 13.23 Total Land Value: 11,925 Market: 84,000 Agricultural: 3,315 Common: 8,610 PRINTED 11/18/2025 BY SYS