



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality		06	06
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		19217.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,519	100	
FGR	662	55	
FOP	98	30	
FOP	492	30	
TOTALS	3,771		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,060	109.5255	122.67	375,370	2015	2015	0	0	0	10.00	90.00
1 SINGLE FAM 100% - 2016 Heated Area: 2519 HX Base Yr 2016												
3847 NW FALLING CREEK RD, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/15/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015
2	0166	CONC, PAVMT	0	100	0	0	830.00	UT	2.00	2.00	100	2015

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2015	3	100	1,200	
2015	3	100	1,660	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00

TOTAL OB/XF	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
2,860	0.85	7,000.00	5,950.00	29,810

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		337,833	
TOTAL MARKET OB/XF VALUE		2,860	
TOTAL LAND VALUE - MARKET		29,810	
TOTAL MARKET VALUE		370,503	
SOH/AGL Deduction		114,083	
ASSESSED VALUE		256,420	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		205,698	
TOTAL JUST VALUE		370,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32147	SFR	1,058	07/21/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1250/2153	3/06/2013	WD	U	V	40
GRANTOR: LAKE CITY DEVELOPMENT					
GRANTEE: MICHAEL & LAKESIA H					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W16 N4 L3 U3 W9 D3 L3 FOP= N8 W41 S12 E41 N4\$ S4 W43 S18 E4 S17 E9 N2 E6 S1 E9 FOP= S6 E11 N6 W1 N4 W8 S4 W2\$ E2 N4 E8 S4 E13 FGR= S28 E7 S2 E9 N2 E7 N28 W23\$ E23 N34\$.												