

LOT 9 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 139

REHERMAN JAMES E
135 NW IAN CT
LAKE CITY, FL 32055

2026

30-2S-17-04800-109



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 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		4 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Quality	05	05			
DOR CODE	0200MOBILE HOME				
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	30217.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	148,656
TOTALS	1,560			1,560	148,656

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2019	2019	0	0	11.00	89.00
1 MANUF 1 100% - 2020 Heated Area: 1560 HX Base Yr 2020											
30 52 30 BAS 52											
135 NW IAN CT, LAKE CITY											
						BLD DATE				LGL DATE	05/19/2023 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										148,656		
TOTAL MARKET OB/XF VALUE										7,000		
TOTAL LAND VALUE - MARKET										18,000		
TOTAL MARKET VALUE										173,656		
SOH/AGL Deduction										69,274		
ASSESSED VALUE										104,382		
TOTAL EXEMPTION VALUE					HX HB SX					100,722		
BASE TAXABLE VALUE										3,660		
TOTAL JUST VALUE										173,656		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										176,996		